



**Tulsa Metropolitan Area
Planning Commission**

Z-6010-SP-4b Staff Report

Hearing Date: April 17, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information

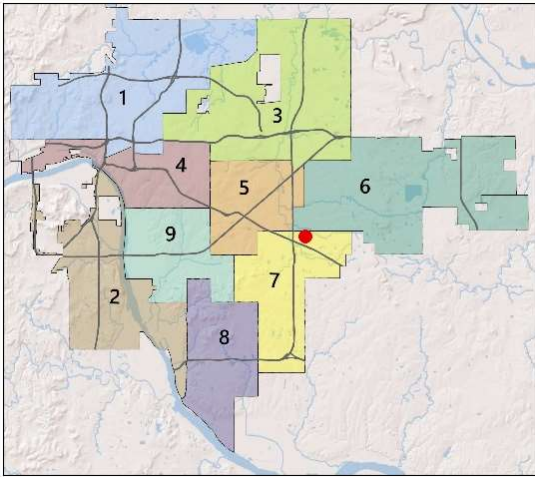
Applicant: A-Max Sign CO., INC
Property Owner: F & C S Real Estate Holdings LLC

Property Location

Southwest corner of State Farm Boulevard & South 129th East Avenue

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 increase display surface area for ground signs by 12 square feet.

Zoning

Existing Zoning: CO (Corridor, Z-6010-SP-4b)

Existing Overlays: None

Use

Current Use: Family & Childrens Services

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Late Automobile

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: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

Detailed Staff Recommendation

The applicant has proposed a minor amendment to Z-6010-SP-4b to increase the display surface area for ground signs by 12 square feet to allow for a new sign along State Farm Boulevard. Since adoption of the original development plan, the subject property was split to create two development lots. The original development plan limited the signage in anticipation of a single development lot. The proposed display surface area would be consistent with typical commercial district sign restrictions.

This sign would have to be reviewed through a sign plan review before approval.

Staff has reviewed the request and determined:

- 1) Z-6010-SP-4b is consistent with the provisions for administration and procedures of a Corridor Development in section 25.040-E-5.
- 2) Z-6010-SP-4b does not represent a significant departure from the approved development standards in the Corridor development and is considered a minor amendment to Z-6010-SP-4.
- 3) All remaining development standards defined in Z-6010-SP-4 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

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	Z-6010-SP-4	Employment	Vacant
East	Z-6010-SP-4	Employment	Social Services
South	Z-6010-SP-4	Employment	Social Services
West	Z-6010-SP-4	Employment	Vacant

Small Area Plans

The subject properties are 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: Secondary Arterial

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: East (S 129th East Ave - 4,463 Vehicles per Lane)

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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

Exhibits

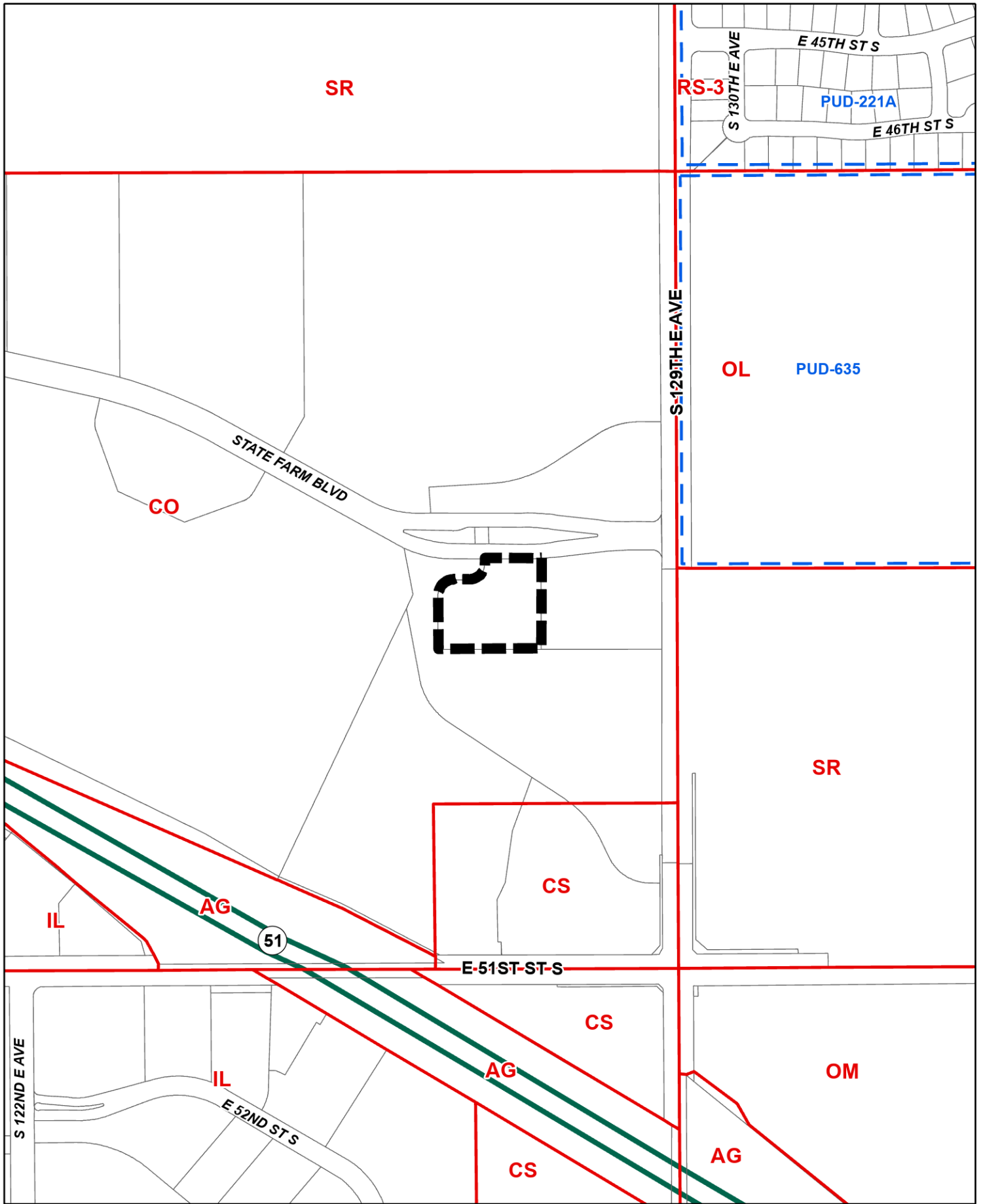
Case map

Aerial (small scale)

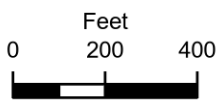
Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits



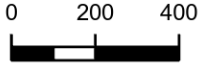
Z-6010-SP-4b





Subject Tract

Feet
0 200 400



Z-6010-SP-4b



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

4.5

Aerial Photo Date: 2021

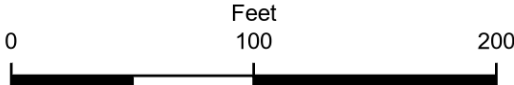


STATE FARM BLVD

Subject Tract

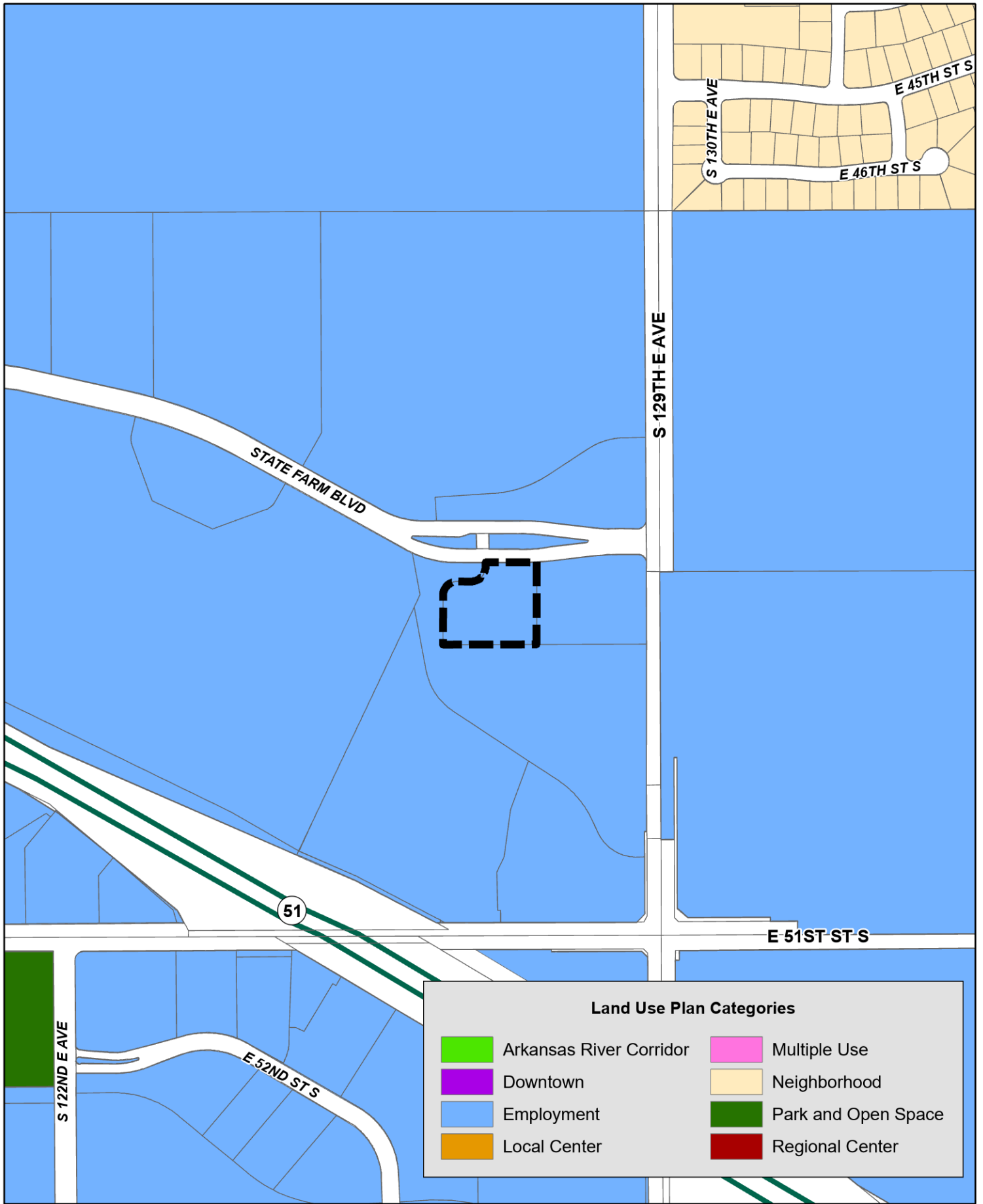
Z-6010-SP-4b

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



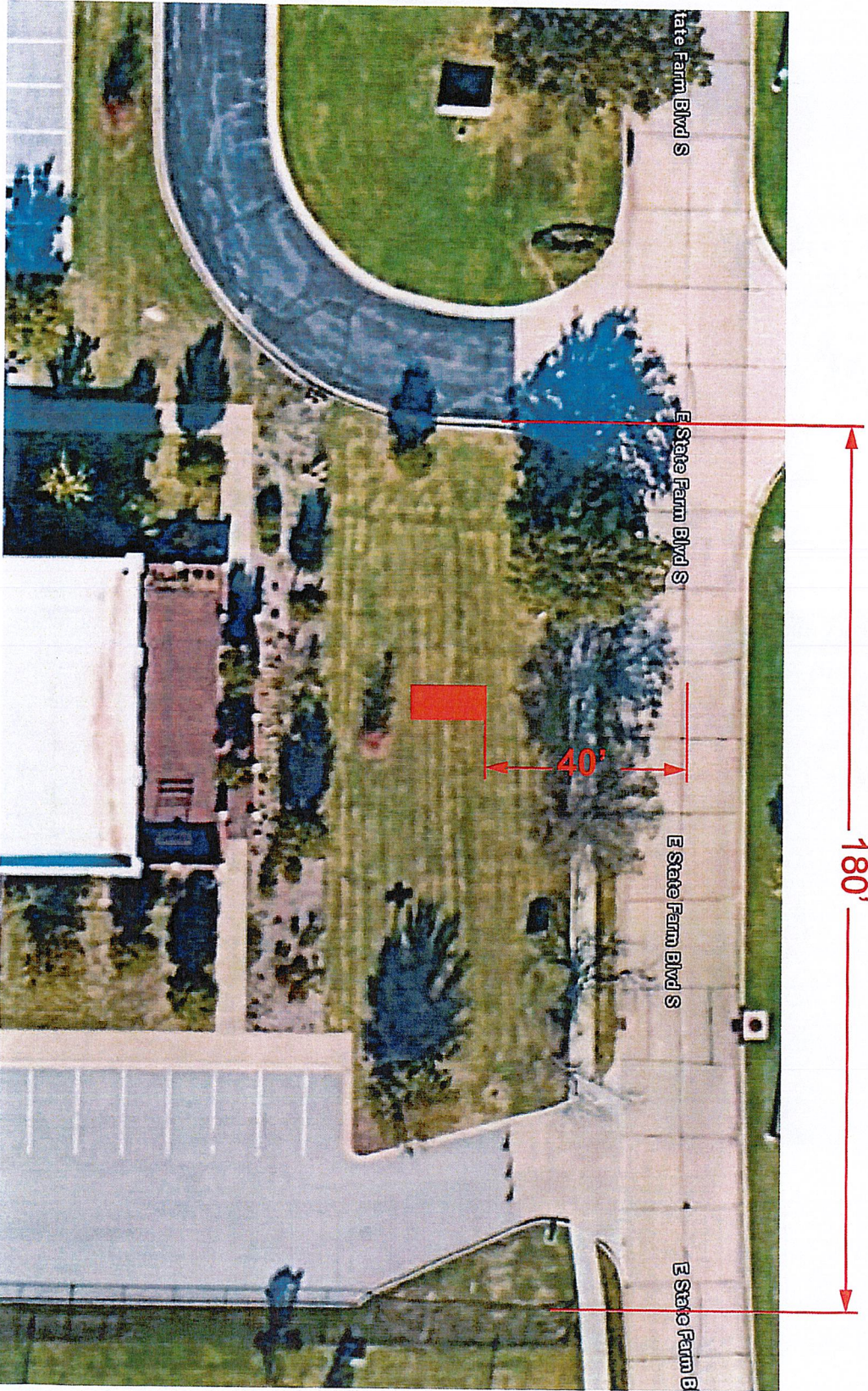
Aerial Photo Date: 2021

4.6



Z-6010-SP-4b

FAMILY & CHILDRENS SERVICES
12710 E STATE FARM BLVD
Z-6010-SP-4





a.max
SIGN COMPANY, INC.

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5520E 55th Place
Tulsa, Oklahoma 74115

ph: (918)222-0691 ... fax: (918)222-0699

QUALITY VALUE INTEGRITY

SCALE: As Shown

RESERVE 1:1:1

DATE: 1-30-24

FILE: Monument ID

SALES REP: Seth Curry

DRAWN BY: Jonathan Buck

PROJECT: Family & Children's Services

LOCATION: Tulsa, OK

ADDRESS: 12710 E State Farm Blvd

CLIENT APPROVAL, SIGNATURE & DATE:

UL Signs will be built to meet UL specifications as required.

IPC All signs and outline lighting must comply with Article 600 of the NEC standard, including proper grounding and bonding.

REVISIONS:

1	1
2	2
3	3
4	4
5	5

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File: 013024-04.dwg

Project Manager:

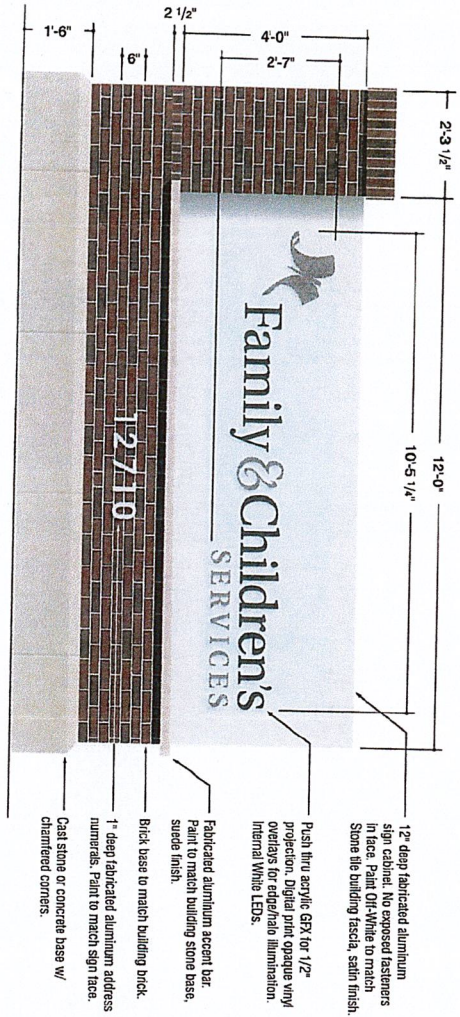
SHEET NUMBER

1.4

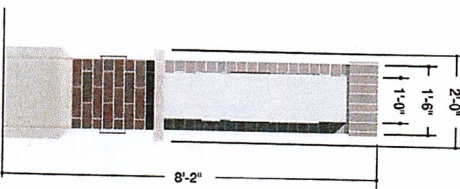
DWG

013024-04

4' X 12' = 48 SQFT



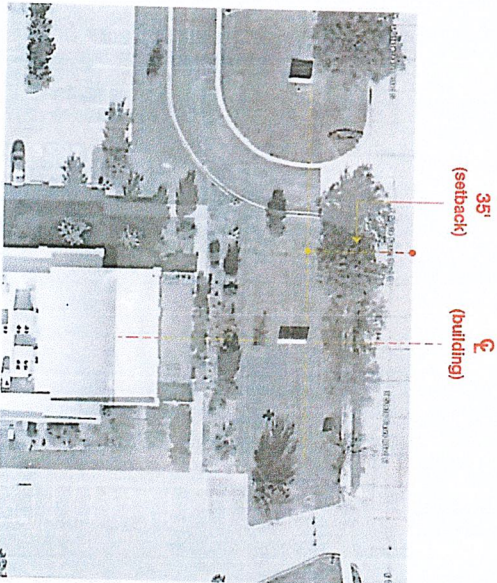
1.1 D/F Monument ID
SCALE: 3/8"



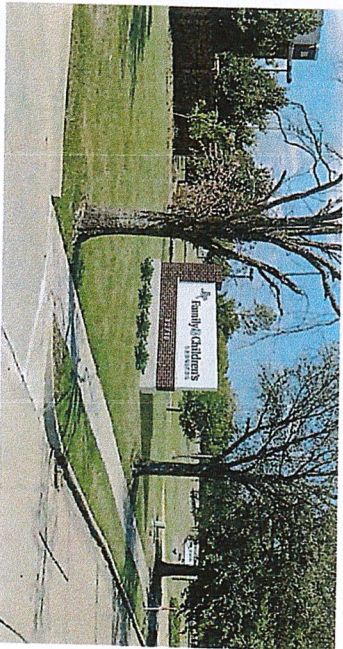
A Street Side View
SCALE: 3/8"



B Perspective View
SCALE: n/s

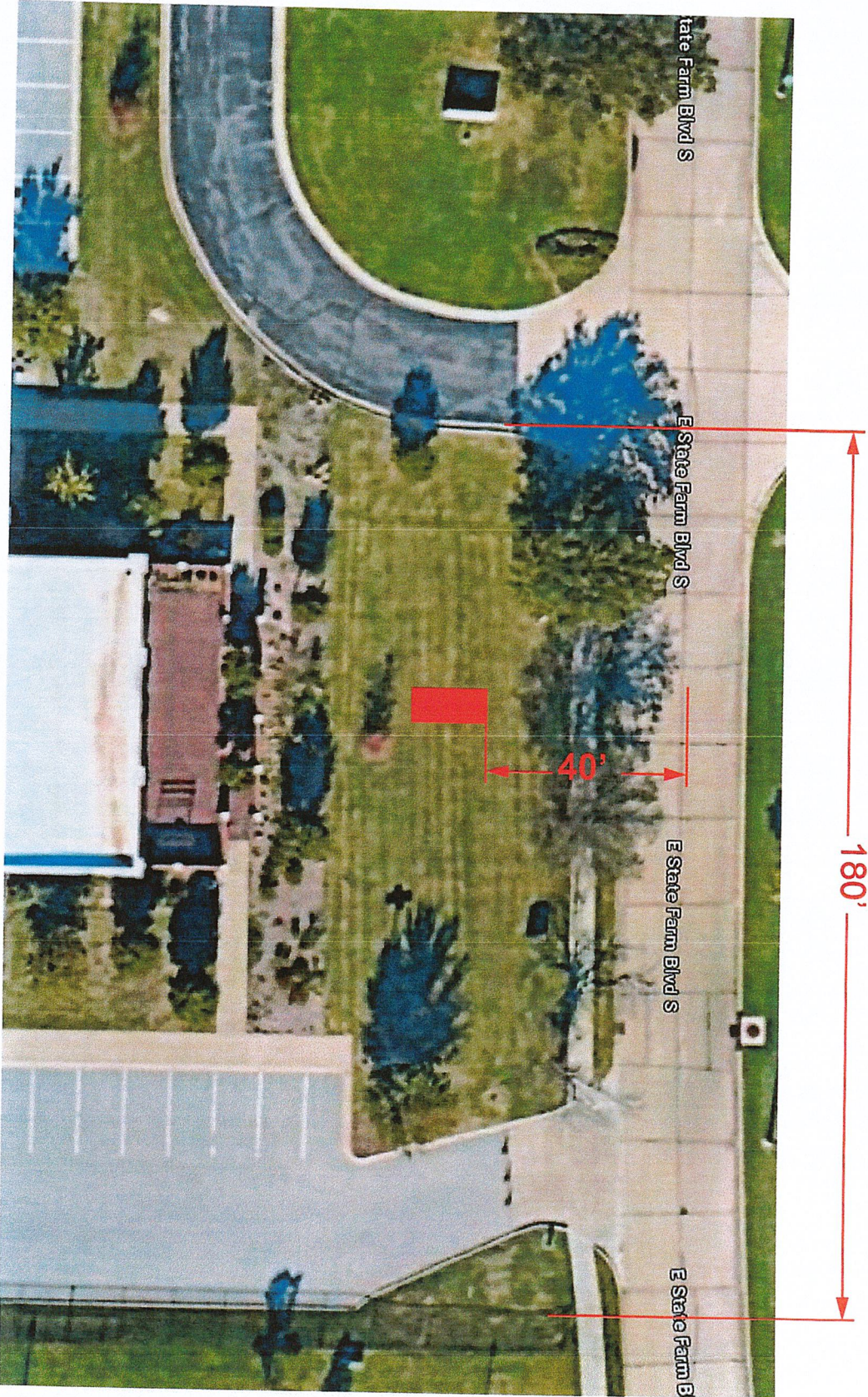


C Site Plan
SCALE: n/s



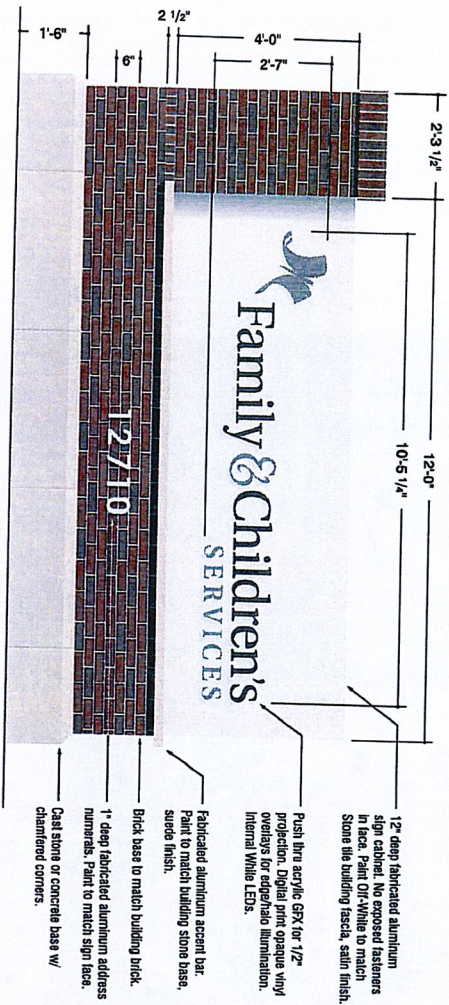
E Proposed
SCALE: n/s

FAMILY & CHILDRENS SERVICES
12710 E STATE FARM BLVD
Z-6010-SP-4

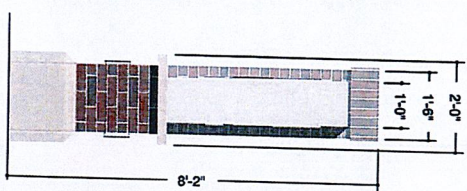




4' X 12' = 48 SQFT



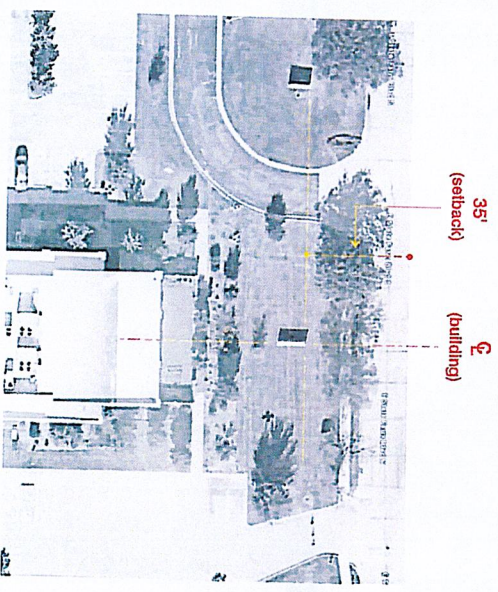
1.1 D/F Monument ID
SCALE: 3/8"



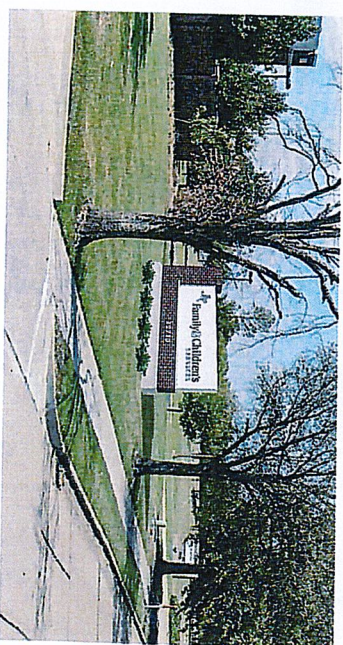
A Street Side View
SCALE: 3/8"



B Perspective View
SCALE: ns



C Site Plan
SCALE: ns



E Proposed
SCALE: ns



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QUALITY VALUE ASSURANCE

SCALE: As Shown REVISION: 1.1.1

DATE: 1-30-24

FILE: Monument ID

SALES REP: Seth Curry

DRAWN BY: Jonathan Buck

PROJECT: Family & Children Services

LOCATION: Tulsa, OK

ADDRESS: 12710 E State Farm Blvd

CLIENT APPROVAL SIGNATURE & DATE:

- U** Spots will be built to meet UL specifications as required.
- LED** All signs and outline lighting must comply with UL specifications including proper grounding and bonding.

REVISIONS:

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2.	2
3.	3
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5.	5

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SHEET NUMBER	DWG
1.4	013024-04