



Case Number: PUD-261-C-3
Minor Amendment

Hearing Date: September 6, 2017

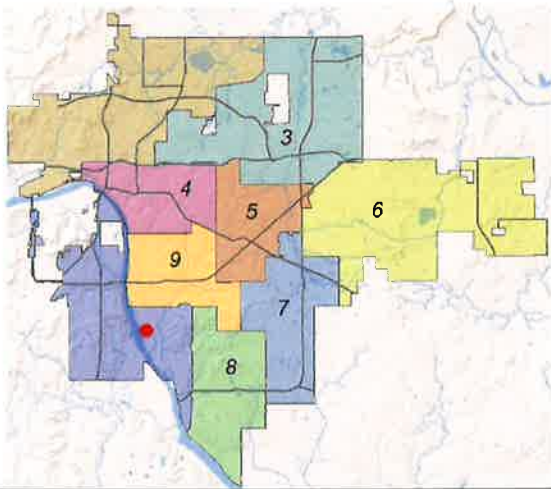
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Dr. Mitchell Clary

Property Owner: Same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow wall signs within Lot 1.

Gross Land Area: 1.8 acres

Location: East of the NE/c East 71st St South and Riverside Drive

1425 East 71st Street South
Lot 1, Block 1 Riverbridge West

Zoning:
Existing Zoning: OM/CS/PUD-261-C
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Town Center
Growth and Stability Map: Growth

32 sf allowable wall sign area per building in Lot 1.
Dynamic displays not allowed.

Staff Data:
TRS: 1813
CZM: 52 Atlas: 1008

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-261-C-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to wall signage within Lot 1.

Currently, no wall signs are allowed within Lot 1 of PUD-261-C. The underlying zoning of Lot 1 is OM and CS. Within the OM zone, lots are allowed one sign per street frontage of 32 sf in area or 0.30 sf in area per linear foot of street frontage, whichever is greater. Within the CS zone, buildings are allowed wall signs 3 sf in area per linear foot of building wall to which attached. This is allowed on all walls of all buildings on a lot.

With the wide range in allowable signage by underlying zoning, the nature of the office development should be considered. CS zoning signage would be far too excessive for the development, however the limit of the PUD of no wall signage and of the OM zone for one sign per lot, for a lot containing three separate office buildings is overly restrictive for the tenants of those offices. Staff recommends a total square footage allowance of 32 sf in wall sign area per building within Lot 1.

Use of dynamic displays will require further consideration by TMAPC and shall not be considered allowable within Lot 1 by this amendment.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

- 1) 32 sf of total wall sign area be allowed per building in Lot 1, without an allowance for dynamic displays.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-261-C and subsequent amendment shall remain in effect.

Exhibits included with staff recommendation:

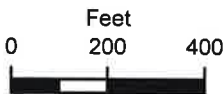
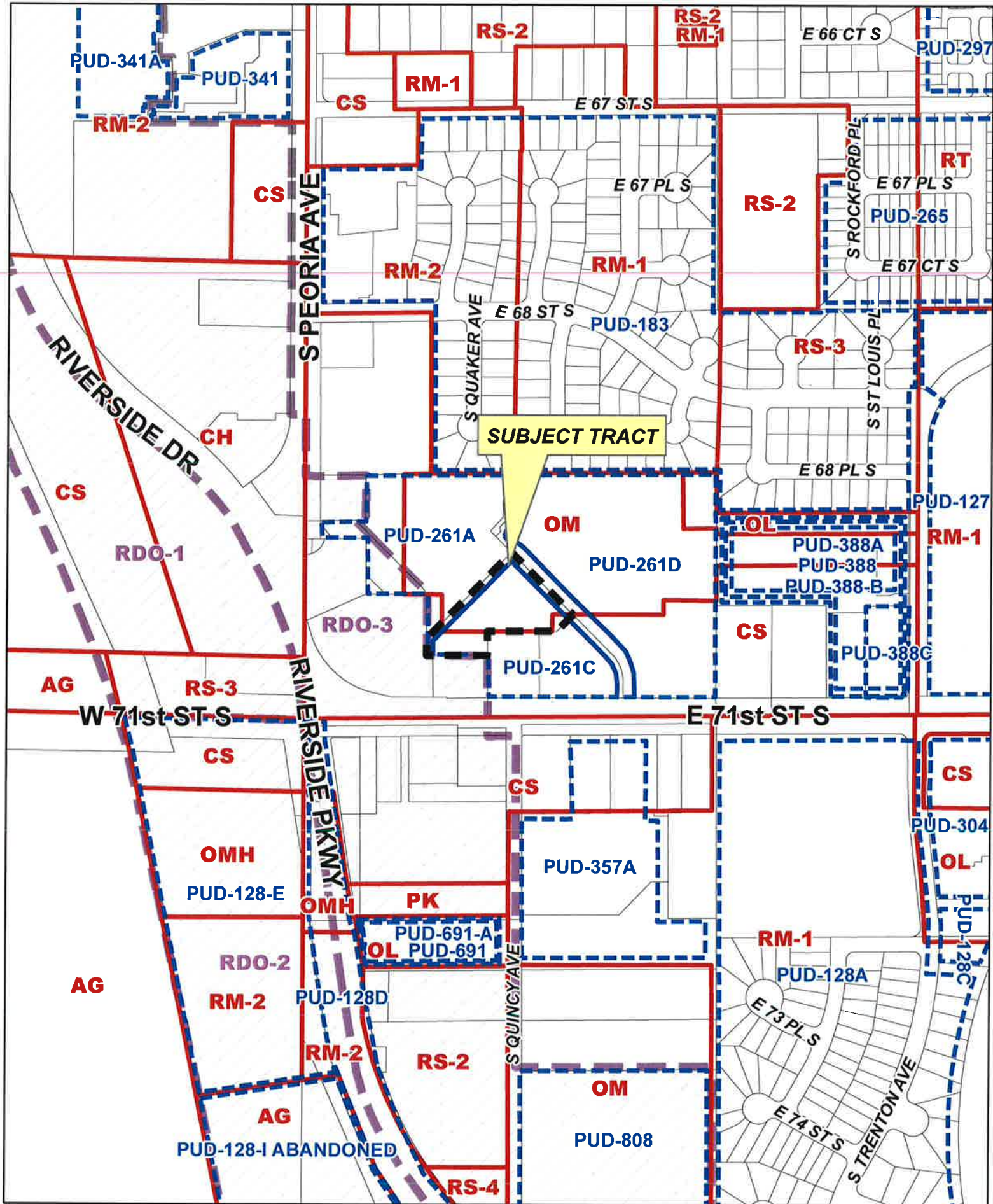
INCOG zoning case map

INCOG aerial photo

Applicant Exhibits:

Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs within Lot 1.



PUD-261-C-3

18-13 06

12.4





E 66 CT S

E 67 ST S

S PEORIA AVE

E 67 PL S

S ROCKFORD PL

E 67 PL S

E 67 CT S

S SQUAKER AVE

E 68 ST S

S ST LOUIS PL

E 68 PL S

E 68 PL S

RIVERSIDE DR



W 71st ST S

RIVERSIDE PKWY

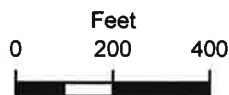
E 71st ST S

S QUINCY AVE

E 73 PLS

E 74 ST S

S TRENTON AVE



 Subject Tract

PUD-261-C-3

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

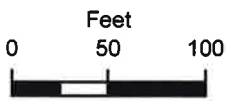
18-13 06

Aerial Photo Date: February 2016





E 71st ST S



Subject Tract

PUD-261-C-3

18-13 06

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

Aerial Photo Date: February 2016

12.6



77" x 34.75" Black Lettering



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QUANTITY / VALUE / \$ / \$ / \$ / \$ / \$ / \$

SCALE:

DATE: 5-12-2017

FILE NAME:

SALES REP:

DRAWN BY: Pearson

PROJECT:

LOCATION: TULSA

ADDRESS:

CLIENT APPROVAL / DATE:

LANDLORD APPROVAL / DATE:



Signs will be built to meet UL specifications if required.

CLIENT APPROVAL / DATE:

LANDLORD APPROVAL / DATE:

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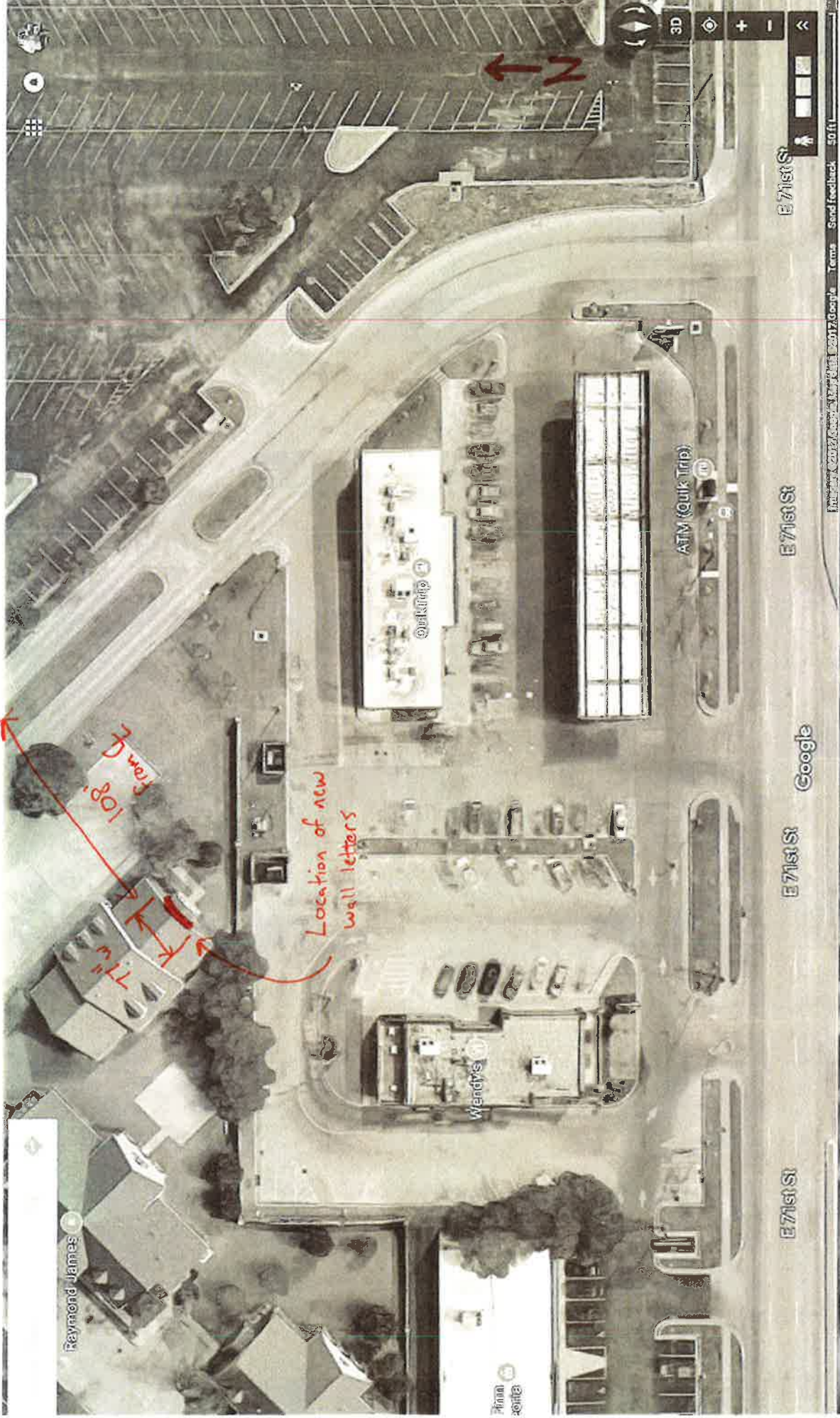
REVISIONS:

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DWG

SHEET NUMBER
1 of 1

12.7



Raymond James

Prima

Wendy's

QuikTrip

ATM (Quik Trip)

E 71st St

E 71st St

E 71st St

E 71st St

Google

Send feedback Terms

12.8