

AGENDA
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
116 WEST NEEDLES
BIXBY, OK 74008
April 06, 2015 6:00 PM

CALL TO ORDER

MINUTES

1. Approval of Minutes for March 02, 2015

OLD BUSINESS

NEW BUSINESS

2. **BBOA-599 – A-Max Sign Co., Inc. / Lori Worthington for Mabrey Bank.** Discussion and possible action to approve a Variance from the maximum ground sign height restriction of Zoning Code Section 11-7C-3.B.4.a to allow for the replacement of an existing ground sign measuring approximately 29.8' above ground level for Lot 1, Block 1, *Citizens Security Bank Addition*, located within the OL Office Low Intensity District.
Property located: 11402 S. Memorial Dr.

ADJOURNMENT

Posted By: Enyant

Date: 03/13/2015

Time: 8:40 AM

AGENDA – Board of Adjustment

April 06, 2015

Page 1 of 1

All items are for Public Hearing unless the item is worded otherwise

**MINUTES
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
116 W. NEEDLES AVE.
BIXBY, OK 74008
March 02, 2015 6:00 PM**

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:

Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

ATTENDING:

See attached Sign-in Sheet

CALL TO ORDER

Meeting called to order by Chair Jeff Wilson at 6:03 PM.

ROLL CALL

Members Present: Jeff Wilson, JR Donelson, Larry Whiteley, Murray King, and Darrell Mullins.

Members Absent: None.

MINUTES

1 Approval of Minutes for February 02, 2015

Chair Jeff Wilson introduced the item and asked to entertain a Motion. Murray King made a MOTION to APPROVE the Minutes of February 02, 2015 as presented by Staff. Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE: King, Wilson, Whiteley, Donelson, & Mullins
NAY: None.
ABSTAIN: None.
MOTION CARRIED: 5:0:0

OLD BUSINESS

Chair Jeff Wilson asked if there was any Old Business to consider. Erik Enyart stated that he had none. No action taken.

NEW BUSINESS

- 2. BBOA-598 – Rob Bunch for R.K.B. Properties, LLC.** Discussion and possible action to approve a Special Exception per Zoning Code Section 11-7C-2 Table 1 to allow one (1) Use Unit 6 single-family dwelling per lot for both Lots 16 and 17, Block 1, *Devine-Ellard Addition*, located within the OL Office Low Intensity District.
Property located: 101 & 103 W. Stadium Rd.

Chair Jeff Wilson introduced the item and called on Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Board of Adjustment*
From: *Erik Enyart, AICP, City Planner*
Date: *Monday, February 23, 2015*
RE: *Report and Recommendations for:
BBOA-598 – Rob Bunch for R.K.B. Properties, LLC*

LOCATION: – 101 & 103 W. Stadium Rd.
– Lots 16 and 17 (Less right-of-way), Block 1, Devine-Ellard Addition
LOT SIZE: 0.4 acres, more or less
ZONING: OL Office Low Intensity District
REQUEST: Special Exception per Zoning Code Section 11-7C-2 Table 1 to allow one (1) Use Unit 6 single-family dwelling per lot for both Lots 16 and 17, Block 1, Devine-Ellard Addition, located within the OL Office Low Intensity District

SURROUNDING ZONING AND LAND USE:

North: RS-3; The St. Clement of Rome Catholic Church on a 9.5-acre campus and single-family residential along W. Bixby St. in Ramsey Terrace and the [Original Town of] Bixby.
South: CS, RD, & RS-3; Vacant commercial lots in Block 3 of Devine-Ellard Addition. To the southeast is single-family residential along Rachel St. zoned RS-3, and farther south across Rachel St. is the South Town Nursing & Rehabilitation facility at 76 W. Rachel St. (perhaps also 14625 S. Memorial Dr.) zoned RD, all in Devine-Ellard Addition.
East: RS-3; Single-family residential along Stadium Rd. and to the southeast along Rachel St., all in Devine-Ellard Addition; a single-family dwelling, under construction on the lot abutting to the east, is being constructed by the Applicant.
West: CS; Vacant commercial lots in Block 1 of Devine-Ellard Addition. Farther west across Memorial Dr. are houses and vacant commercial areas zoned CS.

COMPREHENSIVE PLAN: Development Sensitive + Residential Area

PREVIOUS/RELATED CASES:

BZ-25 – Irvin & Louise Ellard – Request for rezoning from RS-3 to CS for “business” for Lots 16 : 20, inclusive, Block 1, Devine-Ellard Addition (including subject property and 3 lots abutting to the west) – PC recommended Approval of CS zoning for the western 3 lots and OL zoning for the subject property 04/29/1974 and Board of Trustees Approved CS and OL zoning as recommended 05/07/1974 (Ord. # 275 dated 06/18/1974).

RELEVANT AREA CASE HISTORY: (not a complete list; does not include cases west of Memorial Dr.)

BBOA-176 – Steve Todoroff – Request for (1) Special Exception to allow a carport, (2) Variance from the 50’ setback from the centerline of Stadium Rd., and (3) Variance from the all-weather, dust

free parking surface requirement for property located 1 block to the east of subject property at 26 W. Stadium Rd. – BOA Approved 09/08/1986.

BBOA-238 – Vera Young – Request for (1) Special Exception to allow a carport and (2) Variance from the setback from the centerline of Bixby St. from 50' to 32' for property located to the north of subject property at 24 W. Bixby St. – BOA Approved 05/06/1991.

BZ-218 – Red & Betty Stevenson – Request for rezoning from CS to RM-3 for senior citizens' apartments for Lots 7 : 10, inclusive, Block 3, Devine-Ellard Addition to the south of subject property across Stadium Rd. – Withdrawn by Applicant 02/19/1996.

BBOA-316 – Edward Davis – Request for (1) Special Exception to allow a muffler shop in the CS district and (2) a 10' Variance from the 150' Arterial Street frontage requirement for Lots 1 : 4, inclusive, Block 3, Devine-Ellard Addition to the south of subject property across Stadium Rd. – BOA Denied 05/06/1996.

BZ-221 – Edward Davis – Request for rezoning from CS to CG for a muffler shop for Lots 2, 3, and 4, Block 3, Devine-Ellard Addition to the south of subject property across Stadium Rd. – PC Recommended Denial 06/17/1996 and either Denied or not appealed to City Council.

BZ-285 – Rev. Daniel Muggenberg for St. [Clement of Rome] Catholic Church – Request for rezoning from RS-3 to CG to allow for sale for commercial use for the St. Clement of Rome Catholic Church campus of 9.5 acres abutting subject property to the north – PC (06/17/2002) Continued to a date uncertain “to consider the possibility of a PUD.” No record found of further consideration.

BBOA-581 – Steve Olsen for St. Clement of Rome Catholic Church – Request for Special Exception per Zoning Code Section 11-7B-2 Table 1 to allow an existing Use Unit 5 church in an RS-3 Residential Single-Family District, in order to allow for a building expansion for the St. Clement of Rome Catholic Church campus of 9.5 acres abutting subject property to the north – BOA Conditionally Approved 08/05/2013.

BACKGROUND INFORMATION:

The Applicant also owns vacant Lots 18, 19, and 20 (Less & Except right-of-way), Block 1, Devine-Ellard Addition, abutting to the west and zoned CS, and Lot 15 (Less & Except right-of-way), Block 1, Devine-Ellard Addition abutting to the east and zoned RS-3. On Lot 15, a single-family house is under construction. All lots contain some amount of 100-Year (1% Annual Chance) Regulatory Floodplain, and must comply with the Bixby Floodplain Regulations. The house under construction to the east has been permitted in compliance with the Floodplain Regulations.

ANALYSIS:

Property Conditions. The subject property consists of two (2) lots, Lots 16 and 17 (Less right-of-way), Block 1, Devine-Ellard Addition, both zoned OL Office Low Intensity District. Located west of Louise Ave., Lot 16 is addressed 101 W. Stadium Rd., and Lot 17 is addressed 103 W. Stadium Rd. Each contains approximately 0.2 acres in lot area.

The subject property lots are both vacant, and both were originally platted as rectangular lots having 140' in lot depth and 62.5' of frontage on Stadium Rd. Both have since, however, had right-of-way acquired from them, evidently as a part of the Stadium Rd. and Memorial Dr. intersection and signalization improvement some years ago. Lot 17 now has a lot depth of 125.85', and Lot 16, with angled frontage on the widened right-of-way, has an average depth of 129.42'. The subject property lots appear to drain southerly to the borrow ditches along Stadium Rd., which ultimately drain south to Bixby Creek.

Special Exception Request. The Applicant is requesting a Special Exception per Zoning Code Section 11-7C-2 Table 1 to allow one (1) Use Unit 6 single-family dwelling per lot for both Lots 16 and 17, Block 1, Devine-Ellard Addition, located within the OL Office Low Intensity District. The Applicant has provided a project narrative, survey, and photograph of the house under construction on adjacent Lot 15. It is understood that the proposed houses on the subject property lots would be of similar construction design and quality. This can be made a Condition of Approval.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Development Sensitive and (2) Residential Area.

The Special Exception requests approval for one (1) Use Unit 6 single-family dwelling per lot for both lots in the OL District. The same effect could be achieved by rezoning the lots to an RS district, most likely RS-3. However, Staff considered that rezoning would not be as appropriate as a Special Exception allowing single-family house construction with Conditions of Approval appropriate for the site. Secondly, Staff considers the existing zoning pattern to be the most appropriate for the concerned

properties: CS zoning and potential commercial use along Memorial Dr. and OL zoning for the subject property buffering RS-3 zoning and single-family use to the east. Upon researching the Zoning history of the subject property (BZ-25 – Irvin & Louise Ellard), Staff found that the OL district was specifically designed, by Staff and Planning Commission recommendation and Board of Trustees approval, to serve as a buffer between the commercial to the west and single-family residential to the east. Finally, rezoning also triggers additional planning and development exercises which may be excessive due to the limited scale of the infill house construction proposed for these existing platted lots. Since the zoning/land use approval as requested here would be similar to rezoning to RS-3, the Comprehensive Plan's "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan can be used to inform this land use decision.

The Development Sensitive designation appears to correspond to the 100-year (1% Annual Chance) Regulatory Floodplain. Floodplain areas may sometimes have soils which are not naturally conducive to construction, and may require remedial soil chemical work and/or special construction methods. In this case, the depth of flooding may be so shallow that onsite modifications, complying with Compensatory Storage requirements, may allow for the houses to be built at the required one (1) foot above the 100-year Base Flood Elevation using a slab-on-grade foundation design, as was done with the house under construction on Lot 15 abutting to the east. Otherwise, the houses may be required to be constructed on an elevated, flow-through foundation with openings sized to meet FEMA specifications for same. This will ensure (1) the First Finished Floor of the houses would be at least one (1) foot above the 100-year Base Flood Elevation, and (2) the area underneath the floor will allow the water underneath the structure during flooding, so as not to displace floodwaters onto other properties. These are required by FEMA and City of Bixby Floodplain Regulations.

The "Matrix" on page 27 of the Comprehensive Plan provides that RS-3 zoning (a proxy for single-family dwelling use) May Be Found In Accordance with the Development Sensitive designation of the Comprehensive Plan Land Use Map.

Page 7, item numbered 1 of the Comprehensive Plan states:

"The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands." (emphasis added)

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific "Land Use" (other than "vacant, agricultural, rural residences, and open land," which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the "Land Use" designation on the Map should be interpreted to "recommend" how the parcel should be zoned and developed. Therefore, the "Land Use" designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council.

Staff believes that RS-3 zoning would be, and the proposed single-family residential use is consistent with the Residential Area land use designation of the Comprehensive Plan Land Use map.

Surrounding Zoning and Land Use. To the north of the subject property is the St. Clement of Rome Catholic Church on a 9.5-acre campus and single-family residential along W. Bixby St. in Ramsey Terrace and the [Original Town of] Bixby, all zoned RS-3.

Across Stadium Rd. to the south of the subject property are vacant commercial lots in Block 3 of Devine-Ellard Addition (between Stadium Rd., Louise Ave., Rachel St., and Memorial Dr.). To the southeast is single-family residential use along Rachel St. zoned RS-3 in Devine-Ellard Addition. Farther south across Rachel St. is the South Town Nursing & Rehabilitation facility at 76 W. Rachel St. (perhaps also 14625 S. Memorial Dr.) zoned RD in Devine-Ellard Addition.

Abutting to the east is a single-family dwelling, Lot 15, Block 1, Devine-Ellard Addition, under construction by the Applicant. Farther east and southeast of the subject property is single-family residential use along Stadium Rd. and Rachel St., all in Devine-Ellard Addition.

West of the subject property are vacant commercial lots in Block 1 of Devine-Ellard Addition, also owned by the Applicant. Farther west across Memorial Dr. are houses and vacant commercial areas zoned CS.

Staff believes that the proposed single-family dwelling use would be compatible and consistent with surrounding zoning and land use patterns.

If single-family houses are constructed on the subject property, the intent of the OL district buffer (and likely office use) will have been lost. However, the Applicant owns all the concerned lots, and has evidently determined the current market sees the highest and best use to be single-family residential. The Applicant should know also that constructing single-family residential on the subject property may cause future commercial entitlements on the Applicant's commercial lots to be subject to higher standards for buffering and otherwise in respect to established residential uses. When the CS-zoned lots are developed commercial, and as the neighborhood evolves through time, the OL-zoned dwellings may be converted to office uses, which would then serve the buffering needs as originally intended. The official Zoning Map is due notice to the Public of the land uses which different properties may be used for now, and developed for in the future.

The Zoning Code requires screening and other buffering measures be employed when commercial is being developed abutting an R district. However, it does not require the same buffering when abutting OL zoning. Thus, Staff believes a minimum 6'-tall opaque screening fence should be erected on the west line of Lot 17, when a house is constructed thereon, to screen from future commercial, and to buffer the noise and other effects produced by traffic on Memorial Dr. / U.S. Hwy 64 in the interim. See recommendations for details.

Almost all of the houses along Stadium Rd. in Devine-Ellard Addition appear to be full brick, and the house under construction on adjacent Lot 15 is a brick house as well. Staff recommends that approval be conditioned upon the new houses being compatible with surrounding brick houses, by being in substantial conformance to the design and quality of the house under construction on Lot 15 to the east. See recommendations for details.

Staff Recommendation. Due to the Comprehensive Plan and surrounding zoning and land use patterns, and for all the other reasons outlined above, Staff recommends Approval subject to:

- (1) The house plans must substantially conform to the design and quality of the house under construction on Lot 15, meaning within 15% of house size and masonry content,*
- (2) The houses shall comply fully with the Floodplain Regulations, and*
- (3) A minimum 6'-tall opaque screening fence or wall shall be erected along the west line of Lot 17, at the time of house construction thereon, to serve as a screening fence to future commercial, and from Memorial Dr. / U.S. Hwy 64 in the interim, and continued maintenance in good condition shall be a continuing condition of occupancy of the dwelling on Lot 17.*

Erik Enyart noted that he had not yet had a chance to communicate the recommended Conditions of Approval with the Applicant. After reading same, Applicant Rob Bunch indicated he was okay with all of them.

A Board member clarified with Erik Enyart that there would be two (2) houses constructed, one (1) on each lot.

Erik Enyart noted that, of all the questions he had received by phone call and one drop-in customer, all seemed to be satisfied when he had explained to them that the Applicant was proposing to construct single-family houses on the two (2) lots, and that they would be similar to the house under construction now on the lot to the east. Mr. Enyart stated that, of all the inquiries he had had which expressed any opinion, the lady owing the house to the east of the house under construction expressed that she and her husband were in favor of this application. Mr. Enyart stated that he had heard of no objections to this application.

Murray King and JR Donelson asked Erik Enyart what the fence recommendation was for. Mr. Enyart stated that commercial developments are required to put up a screening fence when they abut residential properties, but in this case, the property was zoned OL office, so when a business would be constructed, it would not be required to put up a fence. Mr. Enyart stated that the fence

would serve as a screening fence to the future commercial and, in the interim, from the noise and such that traffic produce on Memorial Dr.

Discussion ensued regarding the necessity of the screening fence recommendation. A Board member confirmed with Rob Bunch that he owned all the lots [in this block] to Memorial Dr. Larry Whiteley asked if the Board could require that the screening fence be put up by the commercial development when it developed. Erik Enyart stated that he did not think it would be legal for the Board to encumber another property with a requirement, since the only lots under consideration were the subject property lots. Mr. Bunch indicated he would rather not have to put up the fence with the house and would be willing to do this when the commercial lots developed. Mr. Whiteley reiterated his question. Mr. Enyart reiterated his response but stated that, if the Applicant was the one to develop the property and agreed to put up the fence, the Board could take the Applicant's statement into consideration.

Murray King asked Erik Enyart why his second recommendation was to comply with the Floodplain Regulations, since that would be a requirement anyway to get a Building Permit. Mr. Enyart responded that it was customary in these types of situations. Mr. King asked why the Board should have to require this, and Mr. Enyart responded, "You don't have to."

After further discussion, JR Donelson confirmed with Murray King that it was his preference to Approve the application with only the first recommended Condition of Approval, and that Mr. King would like to make that his Motion.

Murray King made a MOTION to APPROVE BBOA-598 subject to (1) The house plans must substantially conform to the design and quality of the house under construction on Lot 15, meaning within 15% of house size and masonry content. Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	King, Wilson, Whiteley, Donelson, & Mullins
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	5:0:0

ADJOURNMENT

Chair Jeff Wilson asked to entertain a Motion to Adjourn. Larry Whiteley made a MOTION to ADJOURN. Murray King SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	King, Wilson, Whiteley, Donelson, & Mullins
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	5:0:0

Meeting was Adjourned at 6:14 PM.

APPROVED BY:

Chair

Date

City Planner/Recording Secretary

BIXBY BOARD OF ADJUSTMENT
SIGN IN SHEET
DATE: March 02, 2015

NAME	ADDRESS	ITEM
1. <u>Rob Bunch</u>	<u>10218 E 209st SO. Bixby</u>	_____
2. _____	_____	_____
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CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

STAFF REPORT

To: Bixby Board of Adjustment
From: Erik Enyart, AICP, City Planner 
Date: Thursday, April 02, 2015
RE: Report and Recommendations for:
BBOA-599 – A-Max Sign Co., Inc. / Lori Worthington for Mabrey Bank

LOCATION: – 11402 S. Memorial Dr.
– Lot 1, Block 1, *Citizens Security Bank Addition*

LOT SIZE: 2.87 acres, more or less

ZONING: OL Office Low Intensity District

SUPPLEMENTAL ZONING: Corridor Appearance District

EXISTING USE: Use Unit 11 *Mabrey Bank*

REQUEST: Variance from the maximum ground sign height restriction of Zoning Code Section 11-7C-3.B.4.a to allow for the replacement of an existing ground sign measuring approximately 29.8' above ground level for Lot 1, Block 1, *Citizens Security Bank Addition*, located within the OL Office Low Intensity District

SURROUNDING ZONING AND LAND USE:

North: CS; Commercial in the “Bixby Commons” shopping center, anchored by the *Reasor’s* grocery store and the *Lowe’s* in *Bixby Commons* and *Resubdivision of Lots 3 and 4 of Bixby Commons*.

South: CS, CG, & AG: Vacant commercial lots straddling 115th St. S. in *The Links at Bixby* zoned CS, the *Enterprise Sod Store* zoned CG, and the *Hardscape Materials* business zoned CS and AG.

East: (Across Memorial Dr.) RE; Single-family residential estate homes in *Southwood* and *Resubdivision of Lots 10 through 15 Inclusive, Block 3 and Lots 4 through 6 inclusive, Block 5, Southwood Addition*.

West: RM-1/PUD 16; The *The Links at Bixby* a.k.a. *The Links on Memorial Golf and Athletic/Country Club* and *The Links on Memorial Apartment Community* apartment complex and 9-hole golf course in Lot 1, Block 1, *The Links at Bixby*.

COMPREHENSIVE PLAN: Corridor + Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES: (Not necessarily a complete list)

BZ-60 – Citizens Security Bank and Trust for John B. Tate, Trustee – Request for rezoning from AG to OL for one (1) acre of subject property for “electronic banking” – Planning Commission Recommended Approval 12/19/1977 and Town Board of Trustees Approved 08/07/1978 (Ord. # 360).

BL-36 – Citizens Security Bank and Trust for John B. Tate, Trustee – Request for Lot-Split approval to split one (1) acre from a larger tract, which one (1) acre became part of subject property – Planning Commission Approved 12/19/1977 subject to final approval of OL zoning per BZ-60.

BZ-168 – Citizens Security Bank and Trust Company for 116th and Memorial LTD – Request for rezoning from AG to CS for approximately 2.06 acres of subject property, to the west of 1-acre “electronic banking facility” rezoned OL per BZ-60, for a new branch bank – Planning Commission Recommended Approval of OL zoning 10/28/1985 and City Council Approved OL zoning 11/26/1985 (Ord. # 535).

[Final] Plat of Citizens Security Bank Addition – Request for [Final] Plat approval for the *Citizens Security Bank Addition* plat of subject property – Plat # 4629 recorded 02/28/1986 and was presumably approved by the City of Bixby at some time prior (Preliminary Plat approvals not researched).

BBOA-173 – Craig Neon, Inc. for Citizens Security Bank – Request for Variance to allow 60 square feet of display surface area for a ground sign in an OL district for subject property – BOA Approved 06/09/1986.

BBOA-226 – Acura Neon, Inc. for Citizens Security Bank – Request for Variance to allow up to 180 square feet of display surface area for a ground sign in an OL district for subject property – BOA Approved 06/04/1990.

RELEVANT AREA CASE HISTORY: (Not researched)

BACKGROUND INFORMATION:

Citizens Security Bank was recently renamed *Mabrey Bank* and has applied for Sign Permits for both bank branches located in Bixby. The subject property contains the bank branch at 11402 S. Memorial Dr., and the preexisting ground sign, at approximately 29’ 8”, exceeded the 20’ maximum height in the OL district, and the new replacement sign will need a Variance.

Based on the arguments Staff was able to conceive in February, 2015, and recognizing *Mabrey Bank's* need to have signage installed in time for the name change, Staff requested, and the City Manager granted authorization to sign a Conditional/Provisional Sign Permit, enabling the bank to proceed at their own risk prior to Variance approval. The Conditional/Provisional Sign Permit was issued on or around February 23, 2015.

ANALYSIS:

Subject Property Conditions. The subject property is zoned OL and consists of Lot 1, Block 1, *Citizens Security Bank Addition*. The rectangular property of approximately 2.87 acres is 500' deep and has 250' of frontage on Memorial Dr. It is developed with a Use Unit 11 branch of a *Mabrey Bank*.

The subject property is moderately sloped and appears to drain the west, south, and east toward Memorial Dr.

Tests and Standard for Granting Variance. Oklahoma State Statutes Title 11 Section 44.107 and Bixby Zoning Code Section 11-4-8.A and .C together provide the following generalized tests and standards for the granting of Variance:

1. Unnecessary Hardship.
2. Peculiarity, Extraordinary, or Exceptional Conditions or Circumstances.
3. Finding of No Substantial Detriment or Impairment.
4. Variance would be Minimum Necessary.

Nature of Variance. The Applicant is requesting a Variance from the maximum ground sign height restriction of Zoning Code Section 11-7C-3.B.4.a to allow for the replacement of a preexisting ground sign measuring approximately 29' 8" above ground level for Lot 1, Block 1, *Citizens Security Bank Addition*, located within the OL Office Low Intensity District. Zoning Code Section 11-7C-3.B.4.a provides for ground signs in the OL district as follows:

“a. One business sign may be erected on each street frontage of a lot. The sign shall not exceed two-tenths ($\frac{2}{10}$) of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than thirty two (32) square feet nor be permitted to exceed one hundred fifty (150) square feet of display surface area. Ground signs in the OL and OM districts shall not exceed the height of the building in which the principal use is located, or twenty feet (20'), whichever is lower. No business sign shall be located within fifty feet (50') of any R district if visible from such district. Illumination, if any, shall be by constant light.”

The subject property was rezoned and the bank constructed in the 1970s and 1980s. Per BBOA-173 – Craig Neon, Inc. for Citizens Security Bank, on June 09, 1986, the Board of Adjustment approved a Variance to allow 60 square feet of display surface area for a ground sign in an OL district for subject property.

Per BBOA-226 – Acura Neon, Inc. for Citizens Security Bank, on June 04, 1990, the Board of Adjustment approved a Variance to allow up to 180 square feet of display surface area for a new ground sign in an OL district for subject property. Per the exhibit included as part of that application, it was a

“Citizens Security
Bank
& Trust Company
CSB Bixby, Oklahoma”

sign with a digital timeclock and static changeable message board. Per the scaling of the exhibit, it appears it was about 20' in height.

At some point thereafter, it appears a newer sign was erected, which was in place as of January 23, 2015. Per the sign permit information received January 23, 2015, the display surface area of that preexisting sign, in place as of that date, did not exceed the 180 square feet approved per BBOA-226, but exceeded the 20' maximum height restriction in the OL district. The precise height was not known, but per the Sign Permit exhibits, the new sign was to be mounted at the same height, 29' 8" +/- . This will require a Variance, requested by this application.

Unnecessary Hardship. The Applicant claims that an *Unnecessary Hardship* would be caused by the literal enforcement of the Zoning Code because “The sign was approved by [B]BOA-226 in 1990. After the approval a sign was installed making the height taller than allowed with no permit. Mabrey has taken over bank and was uninformed that the sign was non conforming.”

Contrary to the statement that the preexisting sign (in place as of January 23, 2015) was installed “with no permit,” Staff has speculated that the City of Bixby likely did issue a Sign Permit, since large signs like this, especially years ago, rarely went up without a Permit.

The argument presented is similar to the one Staff conceived in February of 2015, and more logically applies to the “Peculiar, Extraordinary, or Exceptional Conditions or Circumstances” Test and Standard.

Staff believes that the fact that (1) the bank would be required to reduce the height of the sign that appears to have been in place for years, if not decades, (2) that the reduced sign height would cause the same to be less visible from the perspective of Memorial Dr.-southbound motorists coming from higher elevations, (3) the reduced sign height may be less visible still when factoring the locations, sizes, and configurations of the *Robertson Tire, Chili's, BTC Broadband*, and other signs along Memorial Dr. south of 111th St. S., and (4) a height-reduced sign would be disadvantaged compared to other competing banks' signs located in commercial districts, which are not restricted to 20' in height, individually and together may amount to an *Unnecessary Hardship*.

Peculiar, Extraordinary, or Exceptional Conditions or Circumstances. The Applicant responded to the question asking how the subject property and its *Condition or Situation is Peculiar, Extraordinary, and/or Exceptional* by stating, “The property was purchased without knowledge of the sign being non conforming to the code.”

Staff believes that the subject property and its *Condition or Situation is Peculiar, Extraordinary, and/or Exceptional* because:

- Property has been approved for Variances two (2) times previously for related matters,
- The additional height is negligible and less than the adjacent commercial zoning would allow by right,
- The property would likely be a good candidate for commercial zoning, per the Comprehensive Plan and surrounding CS and CG zoning and commercial land use patterns,
- The City likely permitted the sign at its present height, since large signs like this, especially years ago, rarely went up without a Permit, and
- The number of years the current sign has been in place at the new height, without any record of complaint or evidence of adverse effect.

Finding of No Substantial Detriment or Impairment. The Applicant claims that the requested Variance would *Not Cause Substantial Detriment to the Public Good or Impair the Purposes, Spirit and Intent of the Zoning Code or the Comprehensive Plan* because “The sign being installed is a name change and removal of message unit. The sign has been at its current height and location for years and been well maintained.”

Elsewhere on the application form, the Applicant provides, “The sign is setback and high enough to be seen but does not interfere with any traffic and or parking.” This statement would appear to be most applicable to this Test and Standard.

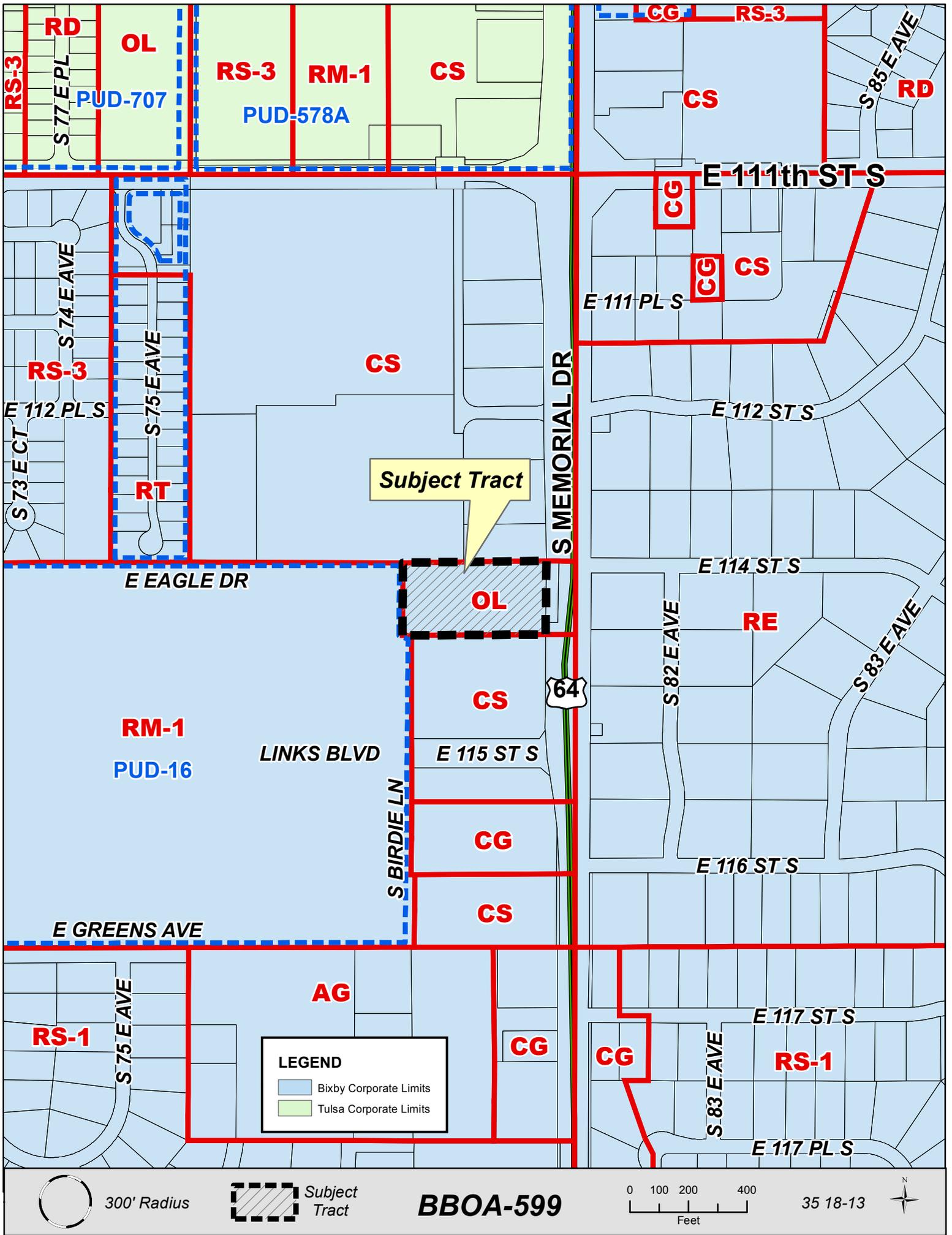
These provided arguments may be augmented by the arguments which Staff supplied for the “Peculiar, Extraordinary, or Exceptional Conditions or Circumstances” Test and Standard, which also appear applicable to this Test and Standard.

For all the reasons set forth above, Staff believes that that approval of the requested Variance would *Not Cause Substantial Detriment to the Public Good or Impair the Purposes, Spirit and Intent of the Zoning Code or the Comprehensive Plan*.

Finding of Minimum Necessary. The Applicant claims that the requested Variance would be the *Minimum Necessary to Alleviate the Unnecessary Hardship* because “The sign was installed without a permit after 1990 variance approval. We are getting the sign back in to conformity with the least expense and ground interruption. We are only changing cabinets.”

Since the proposed 29.8’ height would be equal to the preexisting sign (in place as of January 23, 2015), which was evidently in place for years, if not decades, Staff believes that this 9.8’ height Variance would be the *Minimum Necessary to Alleviate the Unnecessary Hardship*.

Staff Recommendation. Staff believes that the arguments provided by the Applicant and Staff appear to substantially meet the tests and standards of the Zoning Code and State Statutes. The Board may also wish to consider other arguments that the Applicant and Board may discover during public hearing and consideration of this case at the meeting. Approval should be subject to a maximum of 29’ 8” as represented on the sign exhibit to the application.



RS-3 RD OL RS-3 RM-1 CS

PUD-707 PUD-578A

S 77 E PL S 85 E AVE RD

E 111th ST S

CG CS

E 111 PL S

CG CS

CS

S 74 E AVE S 75 E AVE

RS-3 RT

E 112 PL S S 73 E CT

E 112 ST S

E 114 ST S

E EAGLE DR

OL

CS

S MEMORIAL DR

64

S 82 E AVE S 83 E AVE

RE

RM-1 PUD-16

LINKS BLVD

E 115 ST S

CG

CS

S BIRDIE LN

E 116 ST S

E GREENS AVE

AG

CG

CG

CS

E 117 ST S

RS-1

RS-1

S 75 E AVE

CG

CG

S 83 E AVE

RS-1

E 117 PL S

300' Radius

Subject Tract

BBOA-599

0 100 200 400 Feet

35 18-13

North Arrow



City of Bixby Board of Adjustment Application

Applicant: A-MAX SIGN CO., INC. /LORI WORTHINGTON
Address: 9520 E 55 PLACE, TULSA, OK 74145
Telephone: 918-622-0661 **Cell Phone:** 918-697-0795 **Email:** LORI@AMAXSIGN.COM

Property Owner: MABREY BANK If different from Applicant, does owner consent? YES
Property Address: 11402 S MEMORIAL DR E
Existing Zoning: OL **Existing Use:** BANK **Use Unit #:** _____
Proposed Use: BANKING

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

LOT 1 BLOCK 1 CITIZENS SECURITY BANK

Does Record Owner consent to the filing of this application? YES NO

If Applicant is other than Owner, indicate interest: SIGN MANUFACTURING AND INSTALLATION

Is subject tract located in the 100 year floodplain? YES NO

Application for: Variance Special Exception Appeal Interpretation

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE, INDICATE PERTINENT ORDINANCES, PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERIT OF YOUR APPLICATION:

APPLICANTS FOR VARIANCE COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

- a. Why would the literal enforcement of the Zoning Code create an unnecessary hardship?
THE SIGN WAS APPROVED BY BOA-226 IN 1990. AFTER THE APPROVAL A SIGN WAS INSTALLED MAKING THE HEIGHT TALLER THAN ALLOWED WITH NO PERMIT. MABREY HAS TAKEN OVER BANK AND WAS UNINFORMED THAT THE SIGN WAS NON CONFORMING.
- b. What makes your property peculiar, extraordinary, or exceptional as compared to other properties in the same district?
THE PROPERTY WAS PURCHASED WITHOUT THE KNOWLEDGE OF THE SIGN BEING NON CONFORMING TO THE CODE.
- c. Explain why the granting of a variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Zoning Code or Comprehensive Plan.
THE SIGN BEING INSTALLED IS A NAME CHANGE AND REMOVAL OF MESSAGE UNIT. THE SIGN HAS BEEN AT ITS CURRENT HEIGHT AND LOCATION FOR YEARS AND BEEN WELL MAINTAINED.
- d. Explain why the variance would be the minimum necessary to alleviate the unnecessary hardship.
THE SIGN WAS INSTALLED WITHOUT A PERMIT AFTER 1990 VARIANCE APPROVAL. WE ARE GETTING THE SIGN BACK IN TO CONFORMITY WITH THE LEAST EXPENSE AND GROUND INTERRUPTION. WE ARE ONLY CHANGING CABINETS.

City of Bixby Board of Adjustment Application

APPLICANTS FOR A SPECIAL EXCEPTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the Special Exception and the Use Unit for the Special Exception as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
THE SIGN IS SETBACK AND HIGH ENOUGH TO BE SEEN BUT DOES NOT INTERFERE WITH ANY TRAFFIC AND OR PARKING.

APPLICANTS MAKING AN APPEAL OF A BUILDING OFFICIAL ACTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the appeal in detail:

APPLICANTS REQUESTING AN INTERPRETATION OF THE ZONING CODE OR MAP COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the request in detail:

BILL ADVERTISING CHARGES TO: A-MAX SIGN CO., INC.

<u>9520 E 55 PLACE</u>	<u>TULSA</u>	<u>(NAME)</u> 918-622-0651
(ADDRESS)	(CITY)	(PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: Lori Worthington Date: 02-18-15

APPLICANT – DO NOT WRITE BELOW THIS LINE

BBOA-599 Date Received 02/27/2015 Received By Enyart Receipt # 01231053
 Board of Adjustment Date 04/06/2015

1 Sign(s) at \$ 50.00 each = \$ 50.00; Postage \$ -; Total Sign + postage \$ 50.00

FEES:	<u>Variance</u>	Special Exception	Appeal/Interpretation	BASE FEE ADD.	TOTAL
	<u>\$75.00</u>	or \$100.00	or \$25.00	= <u>\$75.00</u> + <u>50</u>	= <u>\$125.00</u>

BOA Action: _____ Conditions: _____

Date: _____ Roll Call: _____

Staff Rec. _____



City of Bixby Board of Adjustment Application

Applicant: A-MAX SIGN CO., INC. /LORI WORTHINGTON
Address: 9520 E 55 PLACE, TULSA, OK 74145
Telephone: 918-622-0651 **Cell Phone:** 918-637-0795 **Email:** LORI@AMAXSIGN.COM

Property Owner: MABREY BANK If different from Applicant, does owner consent? YES
Property Address: 11402 S MEMORIAL DR E
Existing Zoning: OL **Existing Use:** BANK **Use Unit #:** _____
Proposed Use: BANKING

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

LOT 1 BLOCK 1 CITIZENS SECURITY BANK

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If Applicant is other than Owner, indicate interest: SIGN MANUFACTURING AND INSTALLATION

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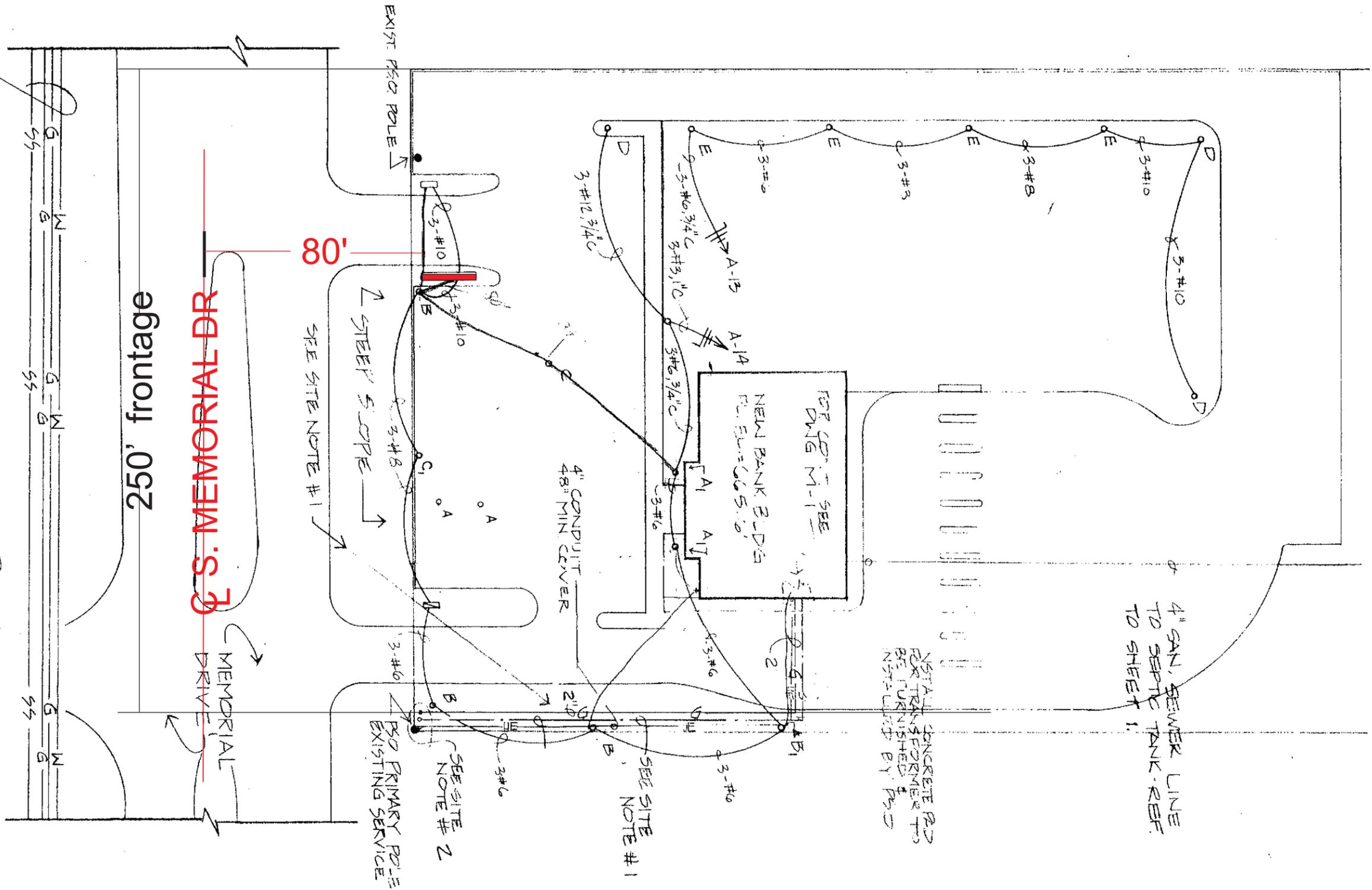
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SCHEDULE
REMAIN IN PLACE
"B" FIXTURE
ATED
PN
400 W. 30' POLE,
LITHONIA TR 400 H TAZ
HT MERCURY VAPOR
SCDLITE 9306 - 175
M. X 24" H, ILLUMINATED,
750 POSTS & PANELS
24" H, ILLUMINATED
750 POSTS & PANELS
RELOCATED



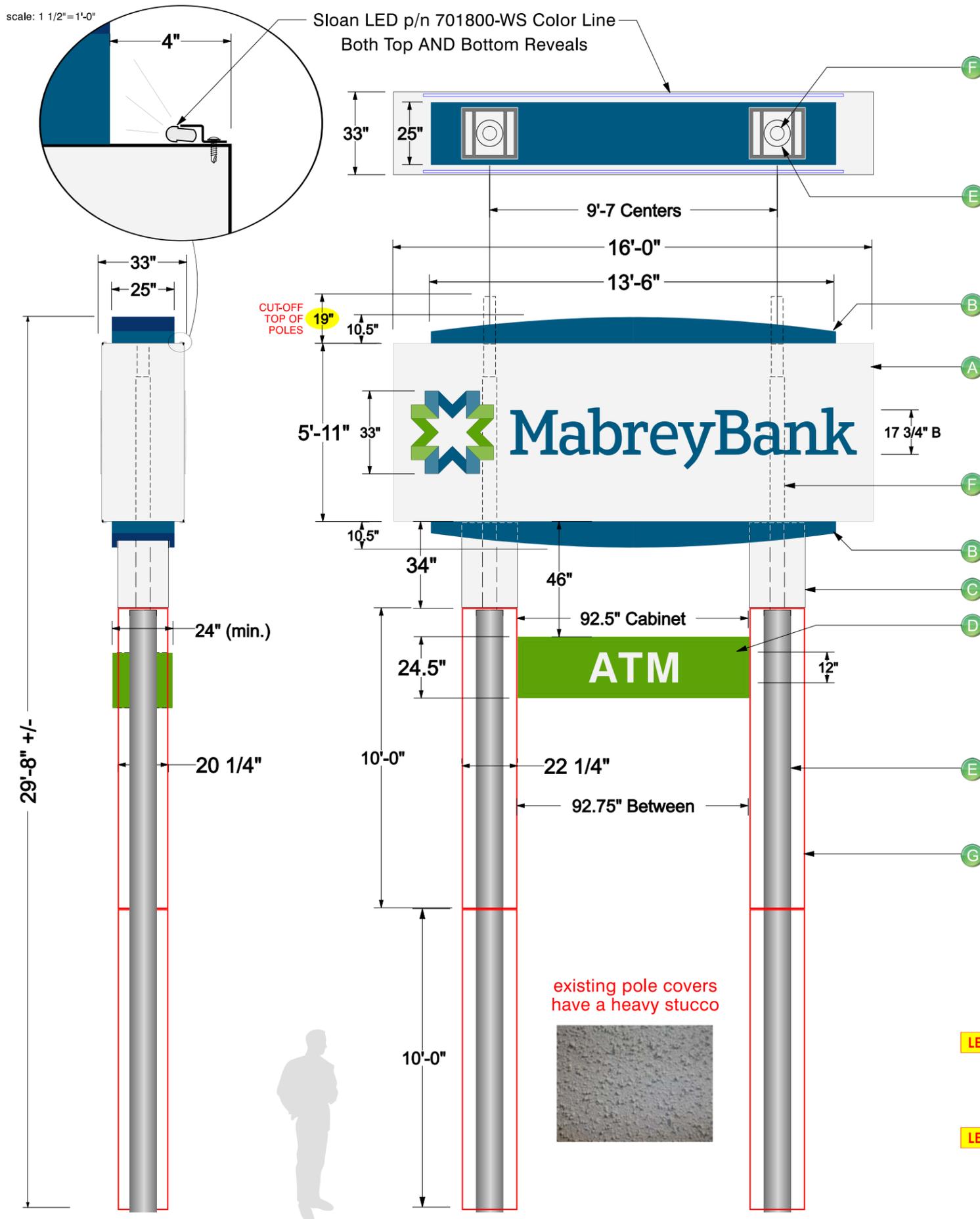
A UTILITY SITE PLAN
SCALE: 1"=40'

SITE NOTES:

- #1 CONNECT WATER TO EXISTING LINE ON WEST SIDE OF MEMORIAL
- #2 COORDINATE CONNECTIONS TO ELEC., GAS AND WATER METERS WITH RESPECTIVE UTILITY COMPANIES.
- #3 ALL UNDERGROUND ELECTRIC CONDUCTORS IN 3/4 MIN. CONDUIT UNLESS SHOWN OTHERWISE



scale: 1 1/2"=1'-0"



1.1

MAIN I.D. REMODEL

SCALE: 1/4"=1'-0"

- A** New I.D. Cabinet w/ 3/4" Thick Push-Thru Acrylic Logo & Lettering w/ Vinyl Overlays. White LED Internal Illumination. Cabinet Color: MP31389 Gypsum Satin Finish.
- B** New Aluminum Accent Reveals w/ White LED Fixture Illumination. Paint Reveals to match PMS 308c Blue Satin Finish.
- C** Add-On to Existing Pole Covers. Two Sections: 34" x 22 1/4" x 20 1/4" Heavy Stucco Finish (to match Existing) Paint to match Gypsum Satin Finish.
- D** Existing 24 1/2" x 92 1/2" ATM Cabinet, Paint Green Finish to match pms369c. New 7328 White Acrylic Faces w/ Printed Green Vinyl Bkgd. Existing Fluorescent illumination.
- E** Existing 10 3/4" o.d. Poles, on 9'-7" Centers.
- F** Existing Staged Poles: 6 3/4" to 5 3/4" O.D. **NOTE: Cut Approx. 19" off Top of Poles**
- G** Paint Existing Stucco Pole Covers to Match New Pole Covers.

Satin Painted Finishes to Match:

- 1 PMS 308c
Part of Logo & All Letters
- 2 PMS 2390c
or PMS 308c @ 76%
- 3 PMS 2269c
or PMS 369c @ 72%
- 4 PMS 369c

Note: colors as transmitted in file may not be actual pantone formulation

EXISTING SCALE: 3/32"=1'-0"



PROPOSED SCALE: 3/32"=1'-0"



QUALITY | VALUE | ASSURANCE

SCALE: AS NOTED WHEN PRINTED 11 x 17

DATE: 2 / 10 / 15

FILE : 6x16DF

SALES REP: BRUCE ANDERSON

DRAWN BY: PW FINAL: CWS

PROJECT: MABREY BANK

LOCATION: TULSA, OK.

ADDRESS: 11402 S. MEMORIAL

Signs will be built to meet UL specifications as required.
 All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

CLIENT APPROVAL / DATE:



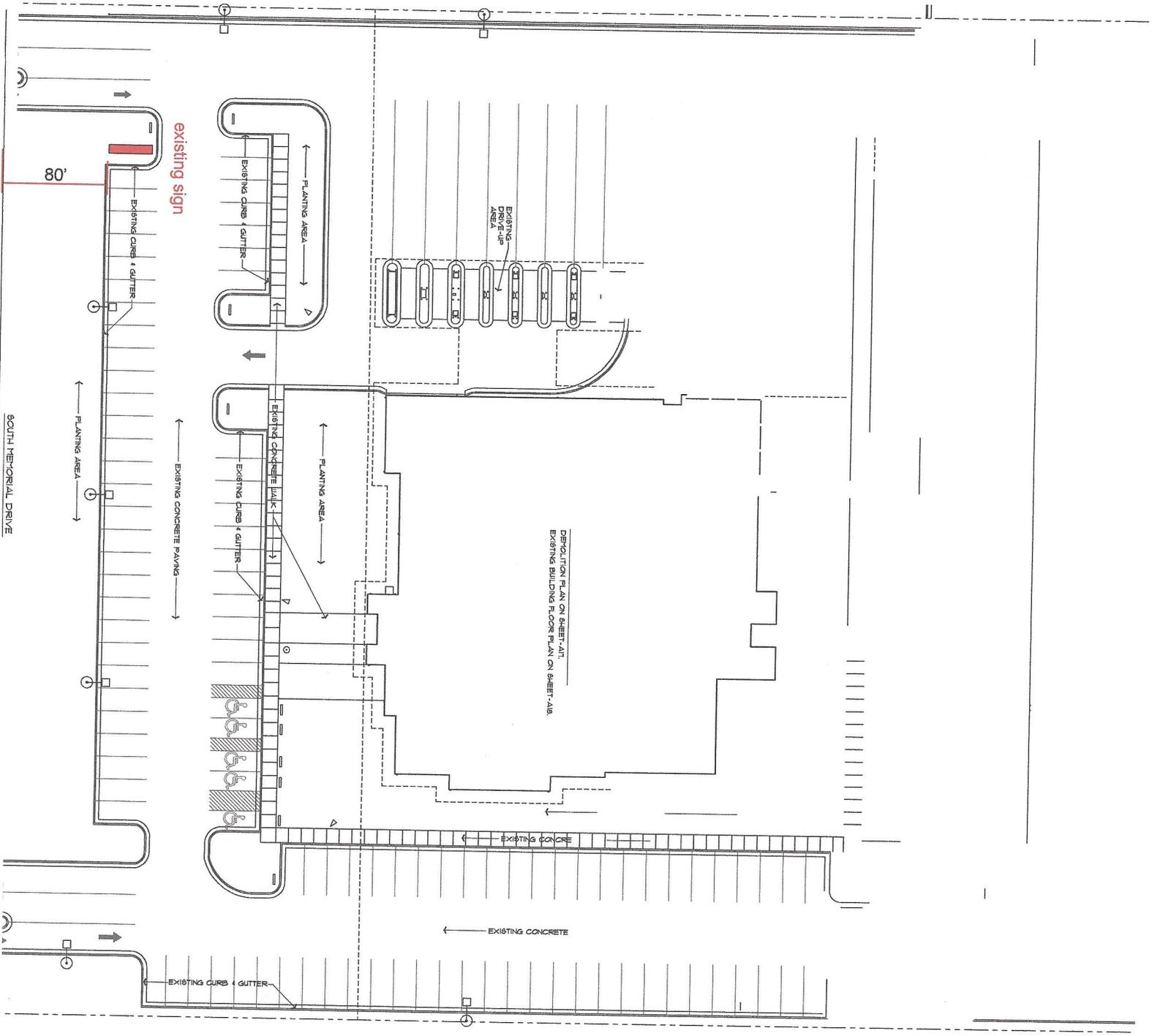
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Distribution or exhibition of these drawing are strictly prohibited.
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REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	5
6.	6

WORK ORDER
50126

DWG
121814-05



existing sign

DEMOLITION PLAN ON SHEET A-1
EXISTING BUILDING FLOOR PLAN ON SHEET A-8

EXISTING
DRIVE-UP
AREA

SOUTH MEMORIAL DRIVE

80'

EXISTING CONCRETE PAVING

PLANTING AREA

EXISTING CONCRETE WALK

EXISTING CURB + GUTTER

EXISTING CONCRETE

EXISTING CONCRETE

EXISTING CURB + GUTTER

PLANTING AREA

PLANTING AREA

EXISTING CURB + GUTTER

EXISTING CONCRETE