

To	Planning Commission
Hearing Date	June 4, 2020
Case Number(s)	ARC 20-488 TIDAL WAVE CARWASH SIGN GARY HAYNES
Request	Approval of Sign
Location	408 S. Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

Tidal Wave Carwash Background

Gary Haynes

Background Information

STAFF COMMENTARY

ARC 20-488 | TIDAL WAVE CARWASH SIGN | 408 S ELM ST | CORRIDOR APPEARANCE DISTRICT | Tidal Wave Carwash would like to have a [Monument Sign](#) with a LED Display. Tidal Wave Car Wash is located north of Reasor's generally speaking, west of Elm and north of 101st Street. This review is to confirm the sign is appropriate for the location. The height and size of the sign meets the City of Jenks sign regulations. The carwash is an existing business, the colors and materials of the facility have been previously approved.

1640.1. Prior to the construction or reconstruction of any structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within an Appearance Review District, an application for Detailed Site Plan approval shall be made and shall be subject to the Appearance Review District guidelines in which the specific property is located.

ZONING PUD 67 | CS (Commercial Shopping)

PLAT Tidal Wave at Elm | No. 6873 | 08.30.2019

Lot 1, Block 1

0.74 Acres

CONSIDER Placement of sign, preference of sign graphics

Landscape improvements | see background information

ARC REVIEW | May 26, 2020 | The City Manager, Mr. Chris Shroul recently appointed 2 new members to the Appearance Review Committee. Heather Turner, owner of Anthem Road Academy and JayCee Kerns, Vice President of LC Kerns Contractors. This meeting took place via TEAMS. Members who were not present were asked to submit comments or concerns via email prior to meeting or until to 3:00 pm on May 26th. Three (3) designs were submitted, the ARC made two recommendations:

Members Present	Josh Driskell, Jenks Chamber of Commerce Heather Turner, Anthem Road Academy, Downtown Business Owner JayCee Kerns, LC Kerns Contractors, Downtown Business Owner Tanner Rush, Lead Building Inspector, City of Jenks Chris Robinson, City Engineer, City of Jenks
Members Absent	Greg Helms, GS Helms & Associates, Architect (sent email, no comments) Matt Bear, Quick Trip, Architect (no comments presented)
Nonvoting Attendees	Chris Shout, City Manager Robert Carr, Assistant City Manager Kaye Lynn, Ward 1 Councilor Marcaé Hilton, City Planner, City of Jenks Brandon Macy, City Clerk

Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

Recommendation by ARC | the item was supported with comments as seen below:

Approve sign location, matching the line-up of the other signs along Elm and meeting all the City sign code requirements.

- ✓ *Sign No. 1 is Best and preferred design*
- ✓ *Sign No. 3 is worst and should not be considered.*

Public Comment None | no notice is given to public for ARC cases

Staff Evaluation & Recommendation

Evaluation | Properties within any special district have several factors for consideration depending on the district. The code includes but is not limited to: signage, materials, landscaping, and other

items. Following the ARC meeting staff reached out to the applicant requesting additional landscaping on the site. The owner Mr. Jason Stidman has agreed to submit a landscape plan for internal review and approval using the landscape standards staff has been used as revised from the City of Tulsa. Asking for additional landscaping is well within the boundaries of the requirements for the Corridor Appearance District.

RECOMMENDATION | Approve request for new monument sign per ARC & staff comments, providing detailed site plan for internal-staff review and approval per Landscape Standards provided to applicant.

ARC | Approve sign location, matching the line-up of the other signs along Elm and meeting all the City sign code requirements.

- ✓ Sign No. 1 is Best and preferred design
- ✓ Sign No. 3 is worst and should not be considered.

SUPPLEMENTAL INFORMATION

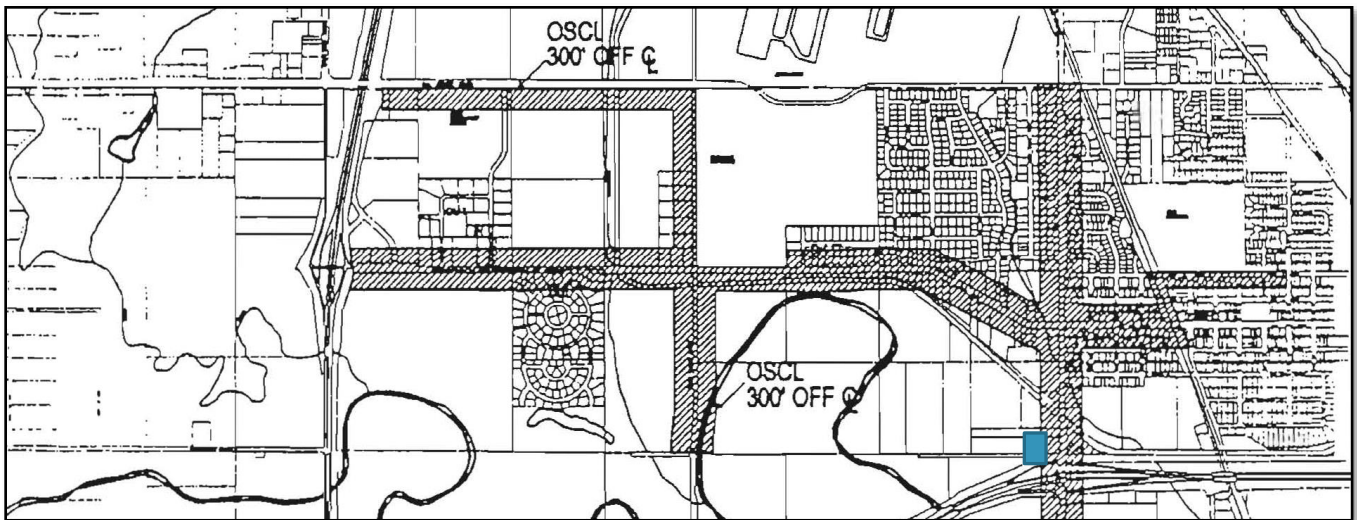


Figure 1: CORRIDOR APPEARANCE DISTRICT MAP

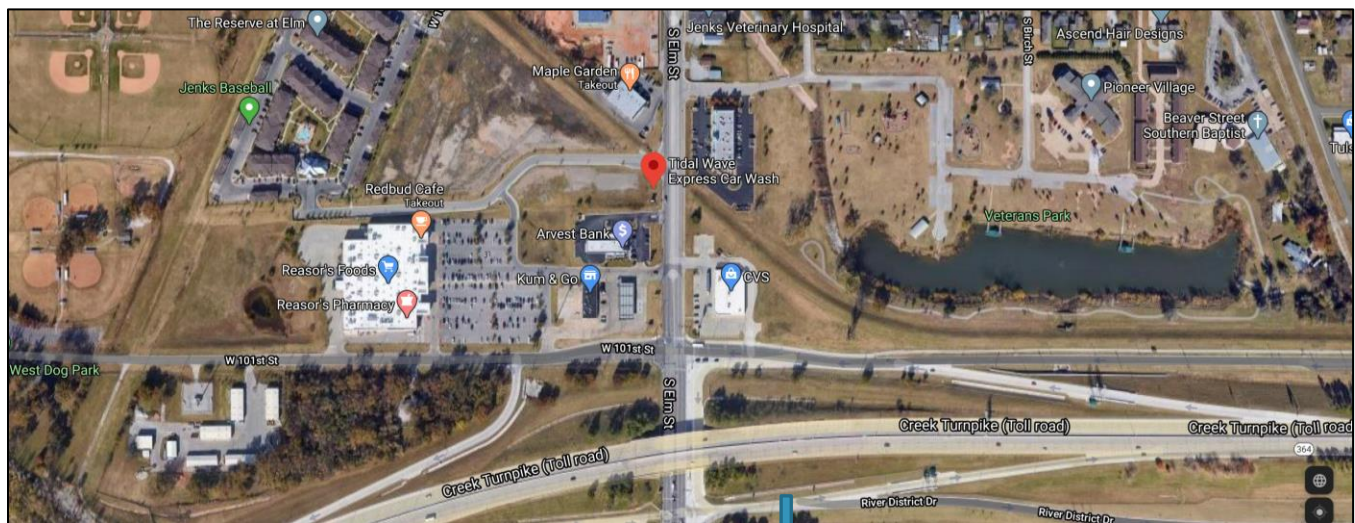


Figure 2: AERIAL VIEW OF TIDAL WAVE CAR WASH

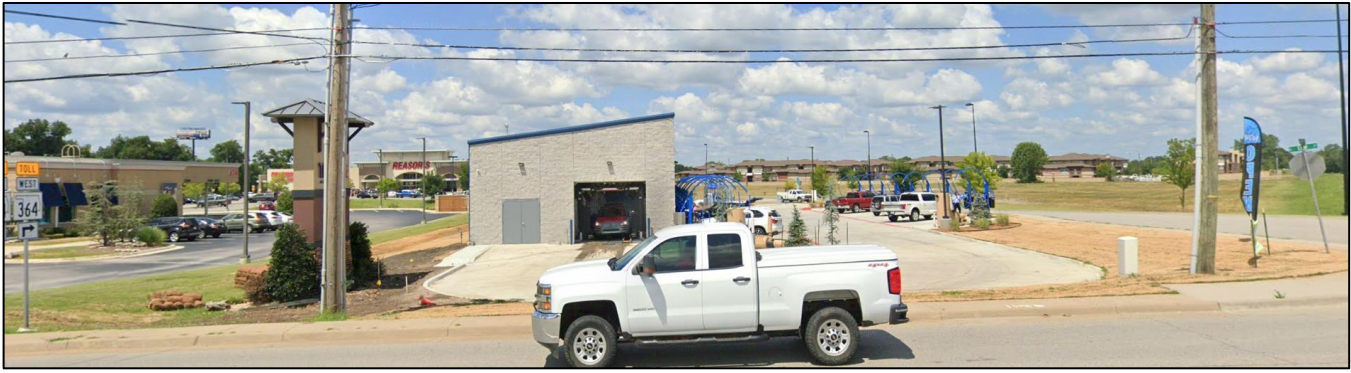


Figure 3: STREET VIEW OF EXISTING STRUCTURE

LED SIGN LANGUAGE:

n. The placement of LED Video/Board signs shall comply with the following criteria:

1. Streaming video and audio prohibited except during times when a special event permit has been issued for activities on or adjacent to the location of the sign through a Staff Administrative Process being appealable through the Jenks Appearance Review Process.
2. Each message must be displayed a minimum of eight seconds.
3. Change of message must be accomplished in two seconds.
4. Change of message must occur simultaneously on entire sign.
5. No flashing, dimming or brightening except to accommodate a message change.
6. Signs must contain a default mechanism that freezes an image in case of malfunction.
7. Automatically adjust intensity of display based on natural ambient light conditions. No such sign shall display an illuminative brightness exceeding 500 NITs at any time between one half hour after sunset until one half hour before sunrise or 6500 NITs between one half hour before sunrise until one half hour after sunset.
8. Be able to display multicolor high quality images based on display size Multi-color display shall be able to show a minimum of 281 trillion color shades.

Resolution to size matrix.

Size of LED Panel	Maximum Pixel Size
10 s/f to 25 s/f	10 mm
25 s/f to 75 s/f	16 mm
75 s/f to 125 s/f	19 mm
125 s/f and greater	23 mm

9. Be turned off between the hours of 10:00 p.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday when located within 300 feet of a residential lot unless approved through the Planned Unit Development Process.

10. Operators must be able to respond to a malfunction or safety issue within one hour of notification.
11. Applications shall be reviewed by the City Engineer and determined that the sign placement does not interfere with traffic control devices within 300 feet of the sign or traffic circulation upon roadways, if determination is not approved by City Engineer a report from a traffic engineer certifying that the proposed sign does not interfere with the design characteristics of the traffic circulation and traffic control devices shall be required.
12. Single color LED Boards must comply with subsections 1021.4.n. 2, 3, 4, 5, 7, 9 and 10 of this section.