



**Board of Adjustment**

**Staff Report  
Variance BOA-23676**

**Hearing Date:** April 9, 2024  
**Prepared by:** Sean Wallace  
swallace@cityoftulsa.org  
918-596-7585

**Owner and Applicant Information**

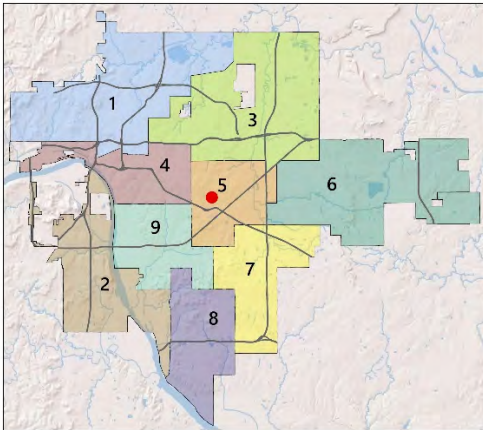
Applicant: Apex Imaging Services  
Property Owner: QuikTrip

**Property Location**

3050 S. Sheridan Rd. E  
Tract Size: ±1.8 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 5, Grant Miller.  
County Commission: District 2, Karen Keith.

**Public Notice Required**

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

**Request Summary**

Variance to permit dynamic display signs within 20-feet of the driving surface (Sec.60.100-E); Variance to permit more than 1 dynamic display sign in a Commercial Zoning District (Sec.60.080-E)

**Zoning**

Zoning District: CH  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Local Center  
Small Area Plans: None  
Development Era: Early Automobile

**Transportation**

Major Street & Highway Plan: Multi-Modal Corridor  
planitulsa Street Type: Secondary Arterial  
Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: On-street bike corridor on E 31st St. is recommended in the Tulsa GO Plan.

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: N/A

## Staff Analysis

The applicant is requesting a Variance to permit dynamic display signs within 20-feet of the driving surface (Sec.60.100-E); Variance to permit more than 1 dynamic display sign in a Commercial Zoning District (Sec.60.080-E)

**60.100-E** Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

**60.080-E** **Dynamic Displays on On-premise Wall, Projecting and Freestanding Signs**

A maximum of one of the on-premise wall signs, projecting signs or freestanding signs allowed on a lot in a mixed-use, commercial or industrial zoning district may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, projecting or freestanding sign, but rather is counted as part of the maximum area of the wall, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, projecting or freestanding sign face. Off-premise outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of [Section 60.100](#).

**Statement of Hardship:** see attached.

### Relevant Case History

- Case Number, Date, Description

## Comprehensive Plan Considerations

### Land Use Plan

The subject property is designated as Local Center. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Local Center	Commercial
East	CS	Local Center	Commercial
South	CS	Local Center	Financial Institution
West	CS	Local Center	Commercial

### 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 Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office,

industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

### **Transportation**

Major Street & Highway Plan: **Multi Modal Corridor.** Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Comprehensive Plan Street Designation: Secondary Arterial

Transit: N/A

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: On-street bike corridor on E 31st St. is recommended in the Tulsa GO Plan.

Arterial Traffic per Lane: 5,738 vehicles per land per day on S Sheridan Rd.

### **Environmental Considerations**

Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 11%. 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

**Sample Motion**

I move to approve or deny a Variance to permit dynamic display signs within 20-feet of the driving surface (Sec.60.100-E); Variance to permit more than 1 dynamic display sign in a Commercial Zoning District (Sec.60.080-E),

- per the conceptual plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- subject to the following conditions (including time limitation, if any): \_\_\_\_\_.

The board finds the hardship to be \_\_\_\_\_.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

**Property Description**

SE SE SE SE LESS S50 & LESS E50 & LESS BEG 50N & 50W SECR THEREOF TH W100 CRV LF TO PT 150N & 50W SECR SE SE SE SE TH S100 POB SEC 15 19 13 1.74AC, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

- Photos
- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

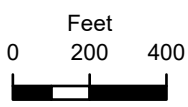
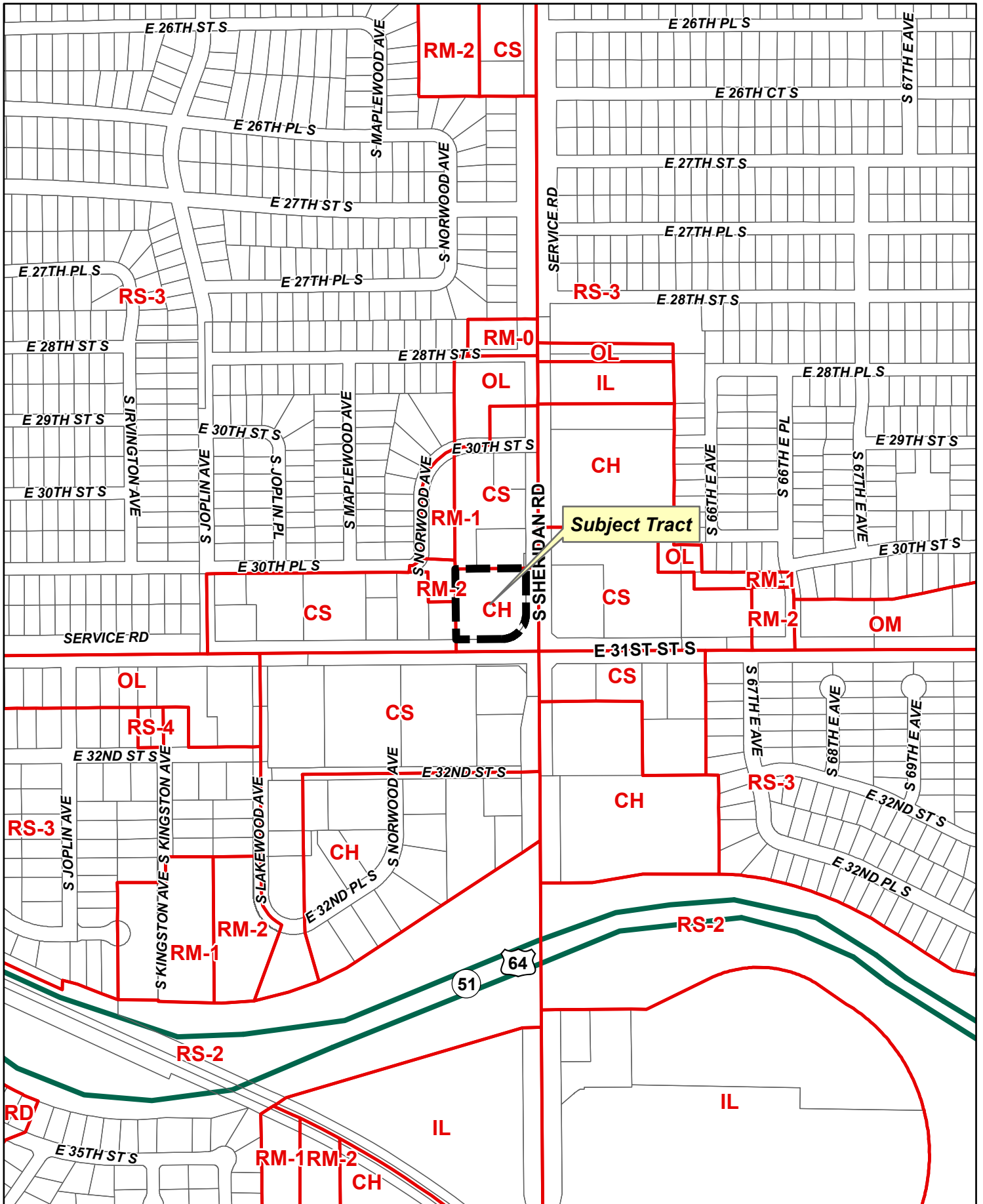




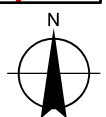
***Subject property looking south on Sheridan Rd (Image used from Google Street view)***



***Subject property looking west on 31st St (Image used from Google Street view)***



**BOA-23676**



20.6





S NORWOOD AVE

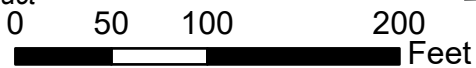
E 30TH PL S

S SHERIDAN RD

E 31ST ST S



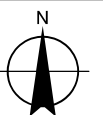
Subject Tract



**BOA-23676**

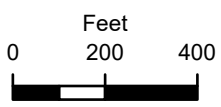
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



20.7



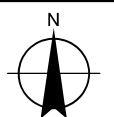


 Subject Tract

**BOA-23676**

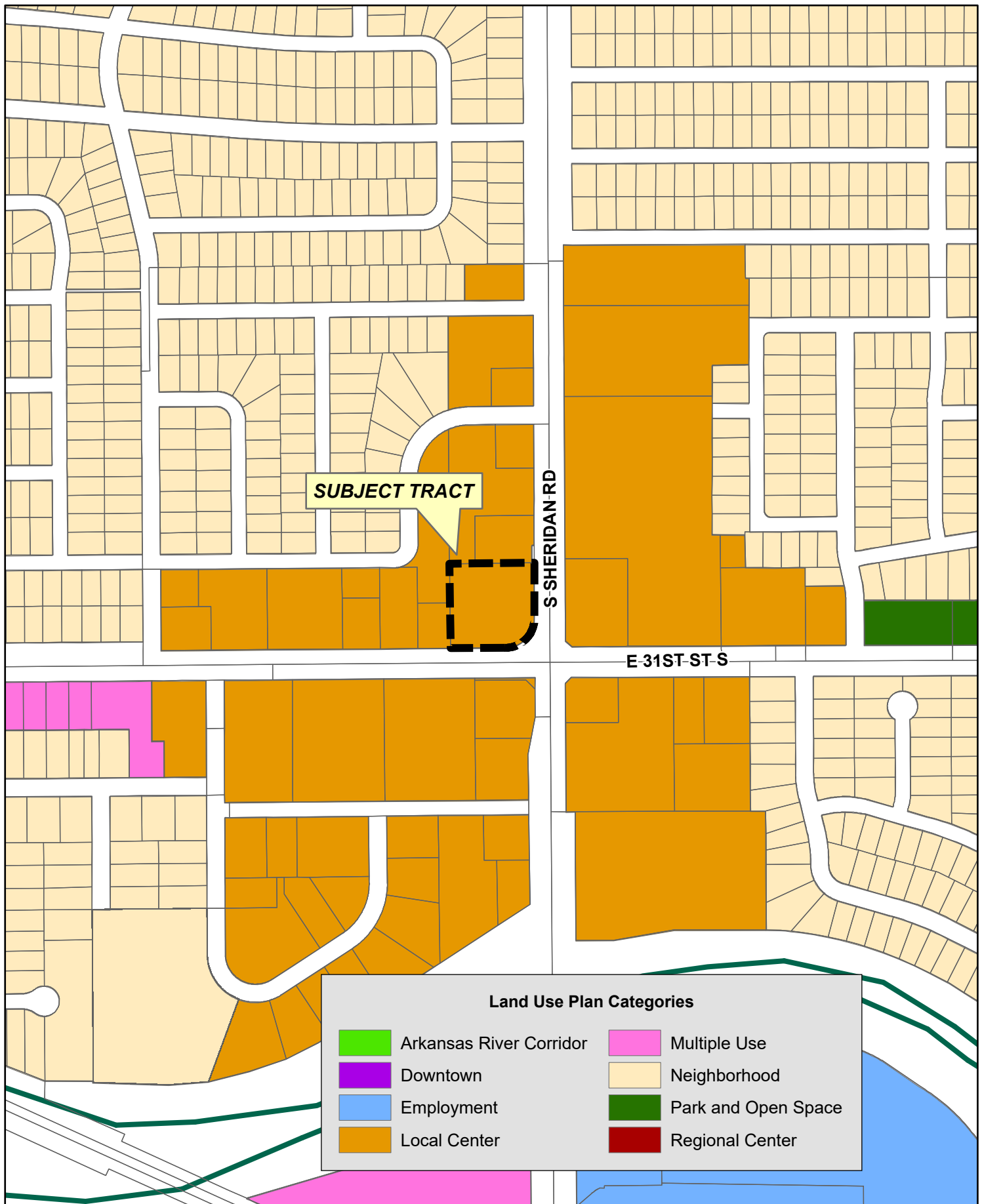
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



20.8













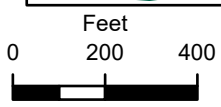
**SUBJECT TRACT**

S-SHERIDAN RD

E-31ST ST-S

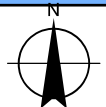
**Land Use Plan Categories**

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



**BOA-23676**

19-14 04



20.9

Board of Adjustment Variance Info:

We, Apex Imaging Services, have been contracted by QuikTrip to assist with updating their existing ground signs to LED. This process requires replacing existing white numbers with LED numbers, re-utilizing existing power and data, and changing the numbers only to LED's. The pricing cabinet itself remains as is. There will be no changes to the structure of the sign. These signs were approved to be installed years ago, and we are only updating to LED. There will be no new power or data as that is all existing.

The size of the numbers will be like for like to what is existing, being installed in the same location and using the same power that backlit the previous numbers. See process below:

1. Remove existing numbers and prep for disposal
2. Install LED number signage
3. Ensure power and data are working properly

This upgrade does not affect any of its physical surroundings and will not serve as a flashing distraction to drivers or neighbors. It does not affect the physical surroundings since the sign itself is existing.



## Markups

### Text

Note: this sign meets the definition of a Dynamic Display sign per Section 95.220 of the zoning code. Also, there are two different freestanding gas price signs on this lot. This review is only for the sign nearest to Sheridan Rd. The sign on the west end of the lot is not part of this review. Per Section 60.080-E, only one dynamic display sign is allowed per lot. If you wish to have each freestanding sign converted to dynamic display, you will need to request a Variance from the Board of Adjustment to have two dynamic display signs on one CH zoned lot. The second sign will also need it's own permit. **\*A second permit has been already been submitted**

Section 60.100-E. Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled road-way marked or understood as such. Review Comments: The proposed dynamic display is within 20 feet of the street curb for Sheridan Rd. You may relocate the dynamic display sign 20 feet from the edge of the curb/roadway or you may pursue a variance from the Board of Adjustment to permit a dynamic display sign to be located closer than 20 feet to the edge of the curb/roadway. Please contact the Tulsa Planning Office at 918-596-7526 or [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org) to discuss Board of Adjustment scheduling and procedures.

Site Plan

Store #13

QuikTrip

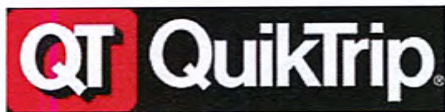
3050 S Sheridan Rd Tulsa, OK 74129

Property Owner

QuikTrip  
4705 S. 129th E. Ave - Tulsa, OK 74134-7008  
P.O. Box 3475 - Tulsa, OK 74101-3475  
p: 918.615.7700

Scope of Work Pricer LED Replacement

- Replacing existing white numbers with LED numbers
  - Re-utilizing existing power and data
  - Changing the numbers only to LED's. Pricing cabinet to remain as is
  - NO NEW POWER or DATA
  - The size of the numbers will be like for like to what is existing, being installed in the same location and using the same power that backlit the previous numbers
1. Remove existing numbers and prep for disposal
  2. Install LED number signage
  3. Ensure power and data are working properly

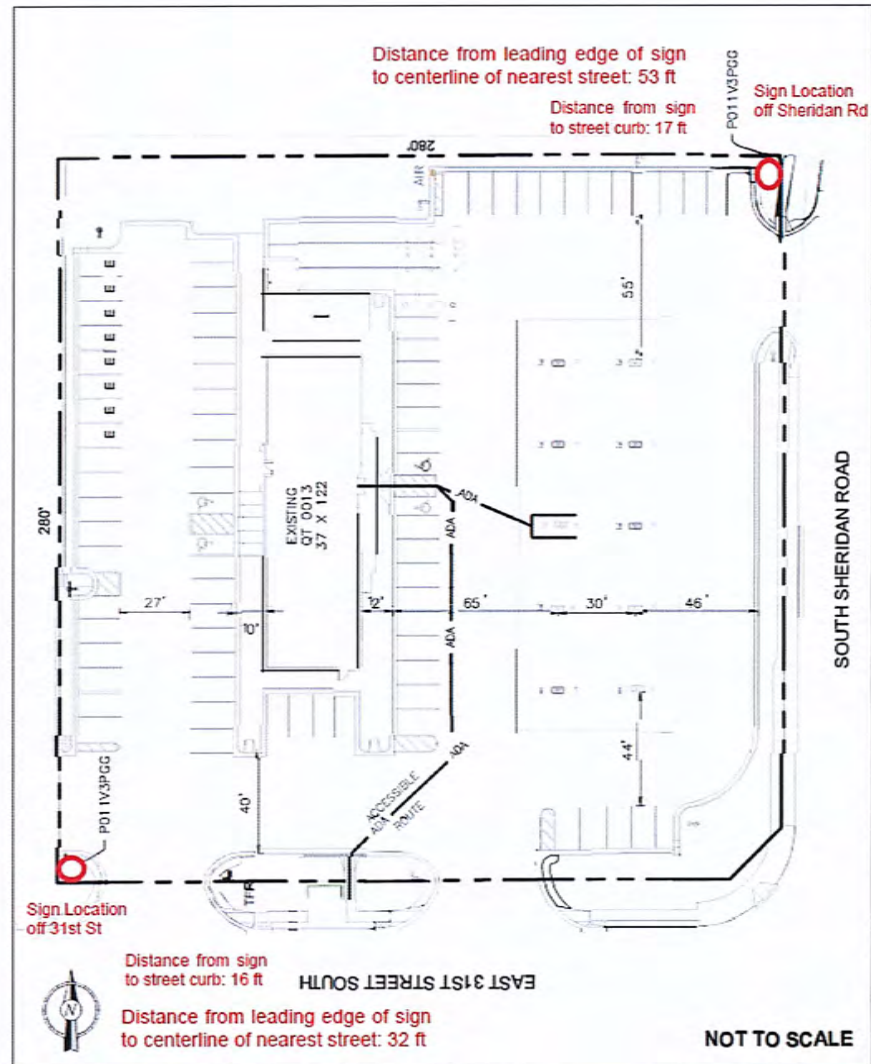


Existing Signs  
Existing Signs sq ft: 41.3



Proposed LED Signs (Not exact) Proposed signs sq ft: 41.3

VICINITY PLAN



EXISTING SITE PLAN		STORE #	0013	REVISION LOG	DESCRIPTION
DATE	01-12-13	STORE #	4600	DATE	
CONCRETE SP.	57-261	DESIGNER	ROAV		