



**Board of Adjustment**

**Staff Report  
BOA-23734**

**Hearing Date:** July 9, 2024  
**Prepared by:** Dylan Siers  
dsiers@cityoftulsa.org  
918-596-7584

**Owner and Applicant Information**

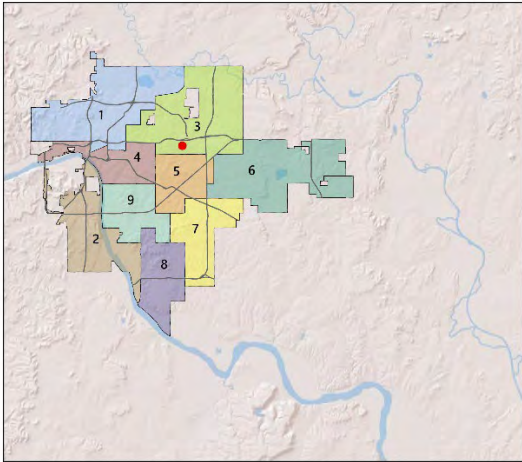
Applicant: Nathalie Cornett, Eller & Detrich  
Property Owner: Polly Properties LLC c/o QuikTrip Corp.

**Property Location**

1014 S Sheridan Rd  
Tract Size: ±2.20 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 3, Crista Patrick  
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 two dynamic display signs on a lot (Sec. 60.080-E)

**Zoning**

Zoning District: CH  
Zoning Overlays: RT66

**Comprehensive Plan Considerations**

**Land Use**

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

**Transportation**

Major Street & Highway Plan: Secondary Arterial (S Sheridan Rd) & Secondary Arterial (E 11th St S)  
planitulsa Street Type: Main St (E 11th St)  
Transit: TOD Area  
Existing Bike/Ped Facilities: Buffered Bike Lane (E 11th St S); Sidewalks  
Planned Bike/Ped Facilities: None

**Environment**

Flood Area: None  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: None

## **Staff Analysis**

The applicant is proposing a Variance to permit two dynamic display signs on a lot (Sec. 60.080-E).

## **Statement of Hardship**

The Applicant requests a Variance of Section 60.080-E of the Tulsa Zoning Code (the "Code") to permit two dynamic displays signs on a lot, for property located at 1014 S. Sheridan Road (the "Property"). The Property is located at the northwest corner of E. 11<sup>th</sup> St. and S. Sheridan Rd. and is operated as a QuikTrip. The Property is abutted by streets on two sides: E. 11<sup>th</sup> Street to the south and S. Sheridan Road to the east. QuikTrip has two (2) existing, freestanding ground signs on the Property, one sign addressing each street frontage. The existing signs, as they are currently located, are permitted by right under the Code. QuikTrip desires to upgrade these existing signs to contain "E-Tile" pricing displays instead of changeable copy, plastic tile pricing displays. Except for the upgrade in pricing display, the cabinet signs will remain unchanged - in size, in location, and in internal illumination. The Code's definition of a Dynamic Display Sign is extremely broad and captures any sign with LED lights "manipulated through digital input", which includes the proposed E-Tiles. Further, the Code's definition of a Static Sign creates an ambiguity as it specifically excludes changeable copy, which are what the existing signs contain today. The overly broad and conflicting definitions of dynamic display and static message signs results in unnecessary hardship to the Property owner. The signs exist lawfully by right and the addition of the E-Tile elements are the minimum relief necessary. The literal enforcement of the Code is not necessary to achieve its intended purpose, which is to minimize distraction to vehicle traffic from flashing or animation of digital signs - which the proposed signs will not contain.

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Multiple Use.

**Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CH/RT66	MULTIPLE USE	COMMERCIAL
East	CH/RT66	MULTIPLE USE	COMMERCIAL
South	CH/RT66	MULTIPLE USE	COMMERCIAL
West	CH/RT66	MULTIPLE USE	COMMERCIAL

### **Small Area Plans**

The subject property is 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: S Sheridan Rd and E 11th St S are classified as Secondary Arterials.

Comprehensive Plan Street Designation: Main St (E 11th St)

Transit: E 11th St S is a TOD area located along the Route 66 Aero BRT alignment.

Existing Bike/Ped Facilities: A Buffered Bike Lane is present on E 11th St S, and sidewalks are present on E 11th St S and S Sheridan Rd.

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: 2500-5000 per lane on E 11th St S & S Sheridan Rd

**Environmental Considerations**

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

Tree Canopy Coverage: Tree canopy in the area is 10-20%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

**Sample Motion**

I move to approve or deny a Variance to permit two dynamic display signs on a lot (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:

- a. 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;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- c. 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;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. 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
- g. 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**

Lot Sixty (60), GLEN HAVEN ADDITION, a Subdivision in Tulsa County, Oklahoma, according to the Recorded Plat thereof, EXCEPT a tract described as follows:

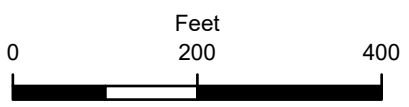
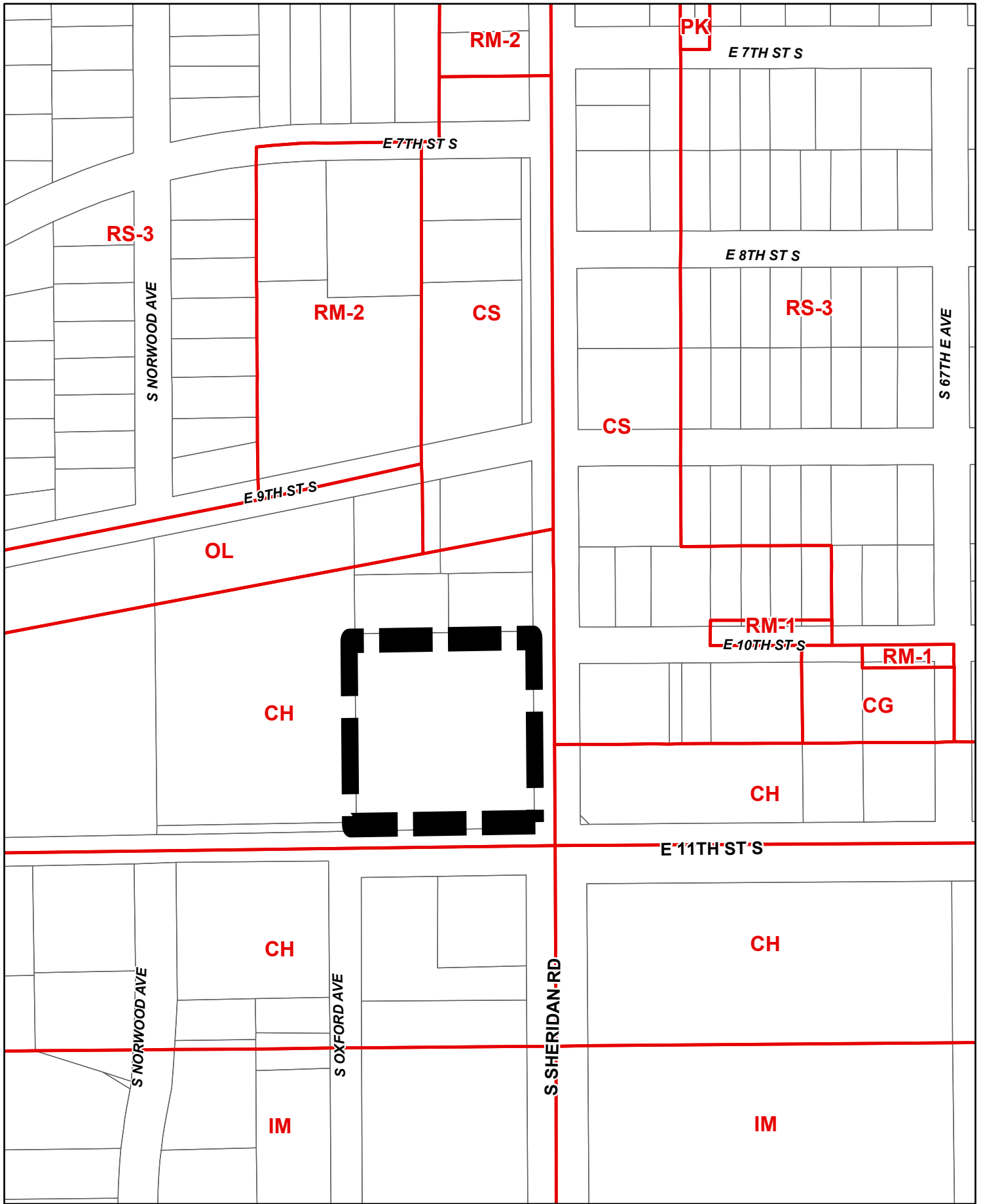
Beginning at a point Three Hundred Twenty-five (325) feet North of the Southeast corner of Lot Sixty (60); thence in a Westerly direction parallel to the South line of said Lot a distance of One Hundred Forty (140) feet; thence in a Northerly direction parallel with the East side of said Lot a distance of One Hundred (100) feet; thence in an Easterly direction parallel with the South line of said Lot a distance of One Hundred Forty (140) feet; thence South along the East line of said Lot a distance of One Hundred (100) feet to the point of beginning.



(Image taken from google street view of 1014 S Sheridan Rd)

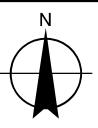
**Exhibits**

- Case map
- Photos
- Tulsa Comprehensive Plan Land Use Map



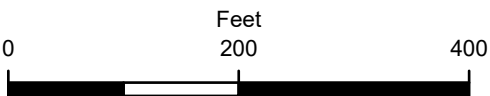
**BOA-23734**

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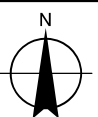


Subject  
Tract



**BOA-23733**

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



Aerial Photo Date: 2021

10.7

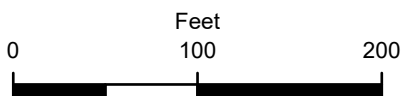
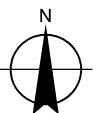


Subject  
Tract

**BOA-23734**

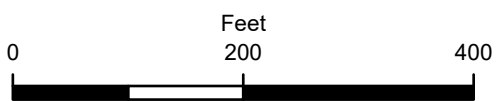
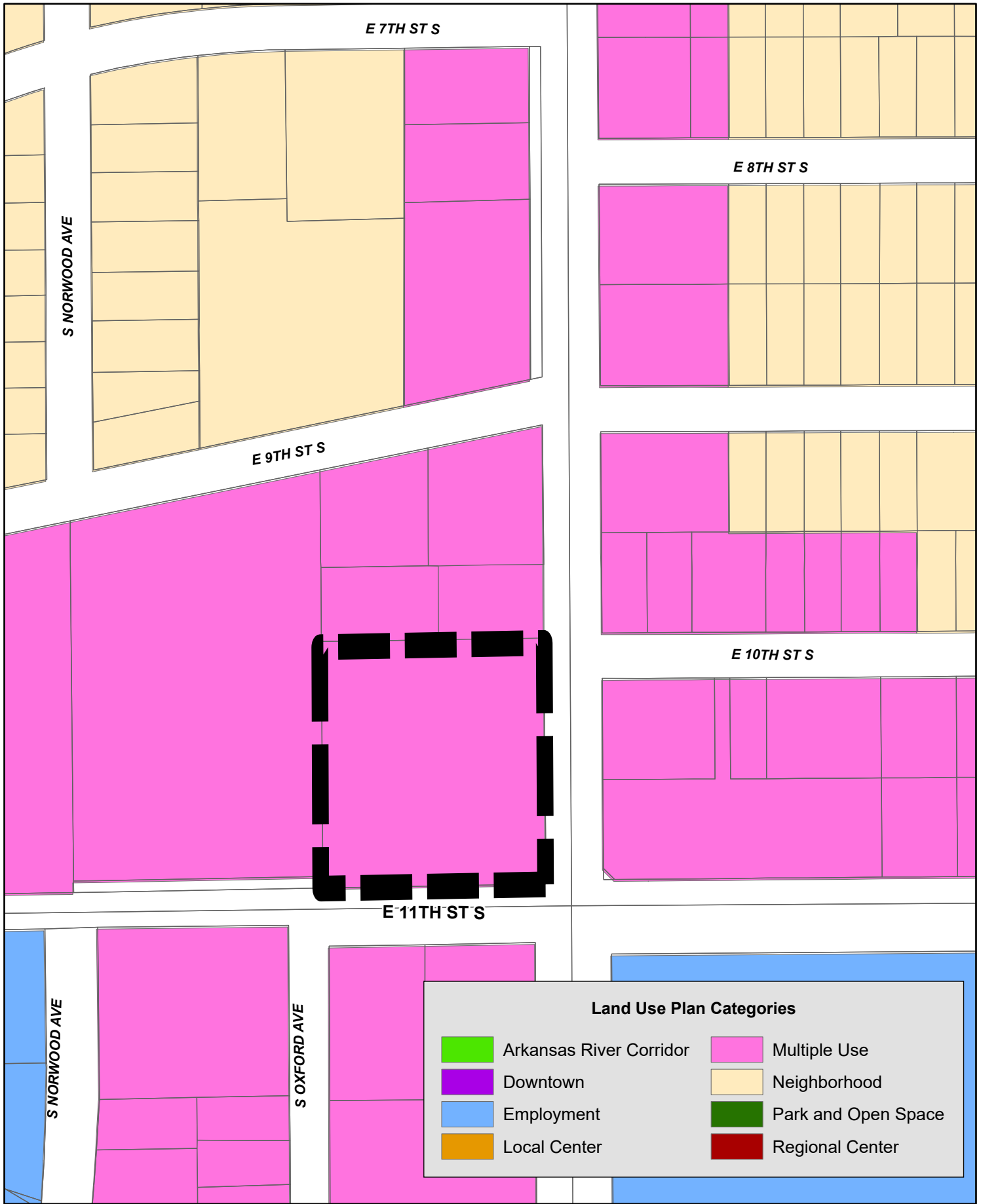
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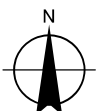


10.8





**BOA-23733**



10.9

**Exhibit "A"**

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**Work Detail**

- Scope of Work - Pricer Cabinet Replacement
- New cabinets are the same size as existing
  - Changing to LED- Utilizing existing power and data lines
1. Take off hindering signage to reach pricer cabinets
  2. Remove existing pricer cabinets and prep for disposal
  3. Install new pricer cabinets
  4. Ensure power and data are working properly

1014 S Sheridan Rd Tulsa, OK 74112



**1** Option 1 - Existing Manual ties



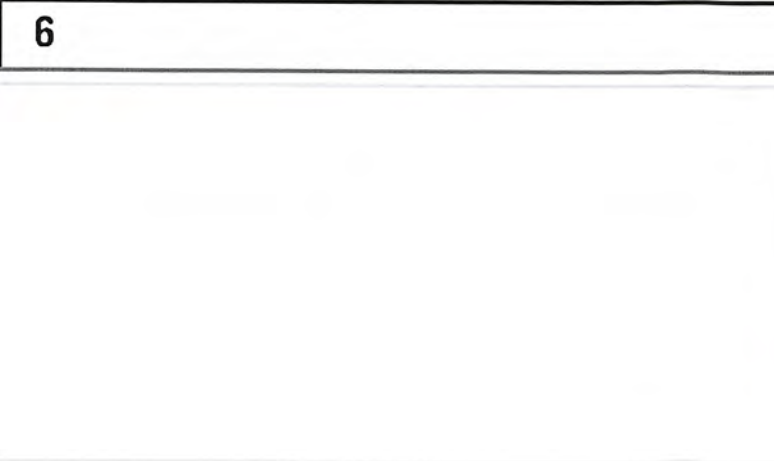
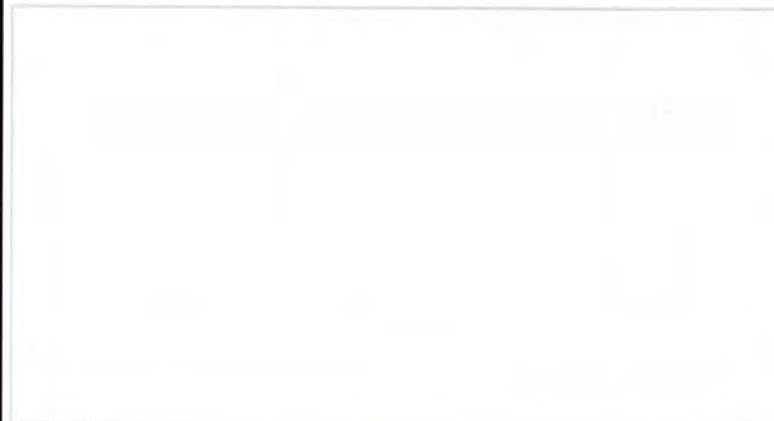
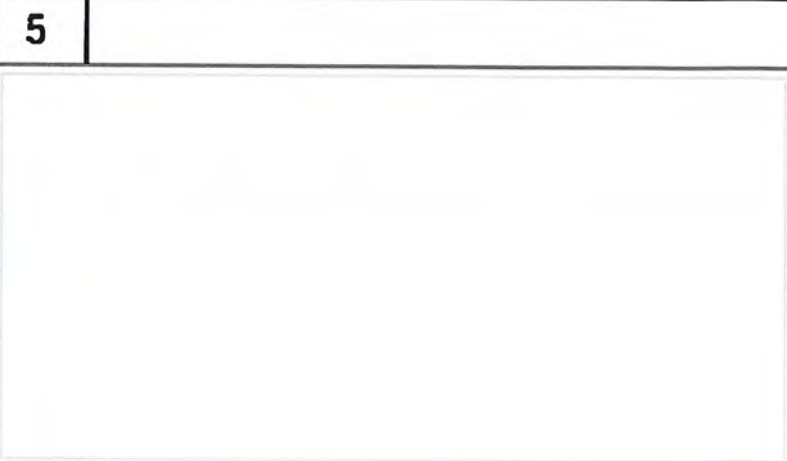
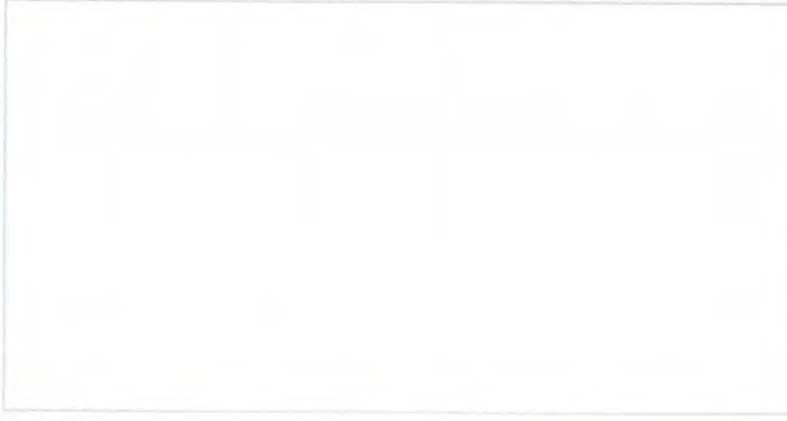
**2** Option 1 - Proposed LED Replacement



**3** Option 1- Existing Pole Sign



Option 1-Proposed Cabinet Replacement



**Project Data**

Project Name: QuikTrip Signage Upgrade

Project Address: 1014 S Sheridan Rd  
Tulsa, OK 74112

Facility Owner:  
Property Owner: QuikTrip  
Owners Address:

**Project Directory**

Contractor Contact:  
PM - Matt Hohn (909)-717-2302  
Director of Construction - Jay Kassity  
(949)-463-4463



**Vicinity Map**

Mark	Date	Revisions/Notes	Initial	Mark	Date	Revisions/Notes	Initial

1014 S Sheridan Rd  
Tulsa, OK 74112

**APEX** 720 Indigo Ct.  
Pomona, CA 91767

**SITE PLAN and ELEVATIONS**

**10.13**

Drawing Created 1/5/2023

Sheet  
**A1**