



**Board of Adjustment**

**Staff Report  
BOA-23909**

**Hearing Date:** July 8, 2025

**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

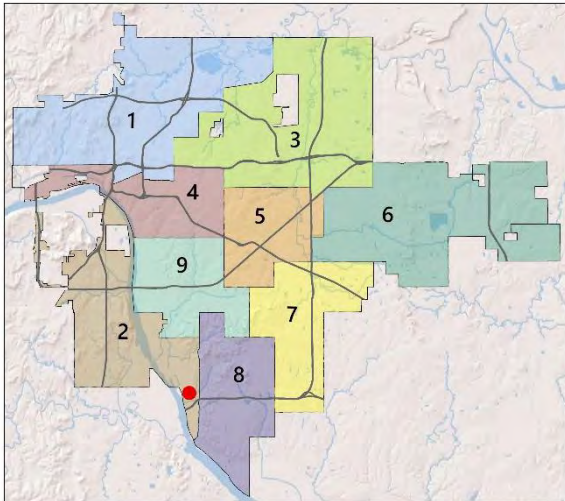
Applicant: Nathalie Cornett  
Property Owner: QuikTrip Corporation

**Property Location**

9555 South Riverside Parkway  
Tract Size: ±1.46 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 2, Anthony Archie  
County Commission: District 2, Lonnie Sims

**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 existing freestanding signs to exceed 6 feet in height in the RDO-3 district (Section 20.050-D.5.b(2)); Variance to permit two existing freestanding signs to exceed 50 square feet in area in the RDO-3 district to permit the addition of an electronic message center (Section 20.050-D.5.b(4)).

**Zoning**

Zoning District: CS  
Zoning Overlays: RDO-3

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Arkansas River Corridor  
Small Area Plans: N/A  
Development Era: Late Automobile Era

**Transportation**

Major Street & Highway Plan: Parkway, Secondary Arterial  
planitulsa Street Type: N/A  
Transit: Regular Route  
Existing Bike/Ped Facilities: Sidewalks  
Planned Bike/Ped Facilities: Sidewalks

**Environment**

Flood Area: FEMA 500-Year Flood Zone  
Tree Canopy Coverage: Greater than 50%  
Parks & Open Space: River Parks

**Staff Analysis**

The applicant is requesting a variance to increase the permitted height for freestanding signs from 6 feet to 16 feet, 4 inches (Section 20.050-D.5.b(2)) and a variance to increase the permitted sign area from 50 square feet to 94.4 square feet (Section 20.050-D.5.b(4)) for two existing signs in the RDO-3 overlay district. A QuikTrip gas station is located on the site. The two existing monument signs predate the River Design Overlay (RDO), but the applicant intends to update the signs with LED electronic message centers. In the RDO-3 district, freestanding signs have a maximum height of 6 feet and a maximum display area of 50 square feet. Each sign is 16 feet, 4 inches tall and 94.4 square feet in area, which exceeds the maximum height by 10 feet, 4 inches, and the maximum area by 44.4 square feet.

**Section 20.050 RDO, River Design Overlays**

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**20.050-D Site and Building Design**

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**5. Signs**

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**b. Regulations**

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- (1) Off-premise outdoor advertising signs, dynamic display signs and internally illuminated signs enclosed in frames or cabinets (aka "cabinet signs" or "box signs") are prohibited.
- (2) All new or replacement freestanding signs must be monument-style signs with a maximum height of 6 feet.
- (3) Freestanding signs must be consistent with the architectural character of the buildings on the site, incorporating a minimum of one of the primary materials, colors or design elements of the associated structures.
- (4) The sign area of a monument sign may not exceed 50 square feet.
- (5) Wall signs may not exceed an aggregate sign area of 1.5 square feet per linear foot of building wall to which they are attached.
- (6) Projecting signs may not project more than 3 feet from the face of the building. The sign area of a projecting sign may not exceed 24 square feet if located within a street build-to-zone or 12 square feet in any other location.

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**Section 80.060 Nonconforming Signs**

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**80.060-C On-premise Signs**

Nonconforming on-premise signs may continue subject to the following provisions:

- 1. Nonconforming on-premise signs must be maintained in good repair and safe condition, in accordance with 80.010-D. No permits may be issued for upgrades or modifications of nonconforming signs.
- 2. If an on-premise sign is nonconforming by reason of restrictions on its brightness or illumination or its use of strobe or beacon lights, the sign must be immediately removed or made to conform.

3. A window sign that is nonconforming by reason of restrictions on its sign area must be immediately removed or made to conform.
4. If a nonconforming on-premise sign is damaged or partially destroyed to the extent of more than 50% of its replacement cost at the time of damage, the sign must be removed or made to conform to all applicable regulations within 90 days of the date of the date of damage or destruction.
5. If the on-premise sign is not used for advertising purposes for a period of 180 consecutive days, the sign is deemed abandoned and must be removed.

#### Relevant Case History

- BOA-20873, February 24, 2009; The board of adjustment approved a special exception to permit an auto wash facility in the CS district, per plan.

#### **Statement of Hardship**

The applicant's statement of hardship is attached as a separate exhibit.

#### **Comprehensive Plan Considerations**

##### **Land Use Plan**

Arkansas River Corridor comprises a mix of uses – residential, commercial, recreation, and entertainment – that are well connected and primarily designed for the pedestrian. This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively, people oriented destination. The Corridor connects nodes of high-quality development with parks and open space. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

##### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS, RDO-3	Arkansas River Corridor	Commercial, Financial Institution
East	AG, CS, RDO-3	Arkansas River Corridor	Commercial
South	AG, OM, PK, PUD-306-G, RDO-3, RDO-1	Arkansas River Corridor, Park and Open Space	Commercial, Park and Open Space
West	AG, RDO-1	Park and Open Space	Park and Open Space

##### **Small Area Plans**

The subject property is not within a small area plan.

##### **Development Era**

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

Major Street & Highway Plan: Riverside Parkway runs parallel to the west side of the subject property and is classified as a Parkway, which has a planned minimum right-of-way width of 150 feet. South Delaware Avenue runs parallel to the east side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular Route 500 runs along South Delaware Avenue.

Existing Bike/Ped Facilities: Sidewalks are present along Delaware Avenue.

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: Riverside Parkway has an average annual daily traffic (AADT) of 6,244 vehicles per lane. South Delaware Avenue has an AADT of 4,398 vehicles per lane.

**Environmental Considerations**

Flood Area: The subject property is located within the FEMA 500-Year Flood Zone.

Tree Canopy Coverage: Tree canopy in the area is 53%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: River Parks is located nearby to the west of the subject property.

**Sample Motion**

I move to approve or deny a variance to

- 1. increase the permitted height for two existing freestanding signs from *6 feet to 16 feet, 4 inches* in the RDO-3 district (Section 20.050-D.5.b(2));
  - 2. increase the permitted sign area for two existing freestanding signs from *50 square feet to 94.4 square feet* in the RDO-3 district to permit the addition of an electronic message center (Section 20.050-D.5.b(4))
- 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:

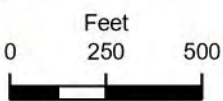
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal 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**

LT 1 BLK 1, QUIKTRIP COMMERCIAL CENTER #96, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



Subject Tract

**BOA-23909**

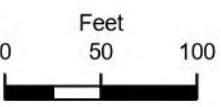
18-13 20

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

Aerial Photo Date: 2025



7.6



 Subject Tract

**BOA-23909**

18-13 20

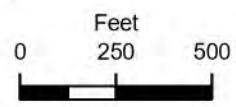
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



7.7





**Subject Tract**

**BOA-23909**  
18-13 20



## **Exhibit “A”**

The Applicant requests (1) a Variance of Section 20.050.5.b.(2) of the Tulsa Zoning Code to permit an existing freestanding sign to exceed 6 feet in height; and (2) a Variance of Section 20.050.5.b.(4) of the Code to permit an existing freestanding sign to exceed 50 square feet, all in order to permit an existing nonconforming sign to be upgraded to EMC price tiles for a QuikTrip, located in the CS/RDO-3 District at 9555 S. Riverside Parkway.

The Property is located at the intersection of Riverside and S. Delaware Ave., just east of the 9<sup>th</sup> Street/Jenks Bridge. The existing QuikTrip and signage were constructed in 2001, prior to the adoption of the RDO overlay district. There are two freestanding price signs on the Property – one oriented to face Riverside traffic, and one oriented to face Delaware traffic. QuikTrip desires to upgrade the existing signs to EMC signs.

EMC signs are permitted by right in the RDO district. The existing signs are lawfully nonconforming and also permitted by right in the RDO district. However, the Code prohibits “upgrades or modifications” to lawfully nonconforming signs. In other words, despite the existing signs being permitted by right, and the EMC signage being permitted by right, the combination of the two lawful sign types is not permitted, which results in unnecessary hardship. Additionally, the Property is uniquely situated at a major arterial intersection with large scale commercial uses. The Property does not have direct access to the riverfront and is not, nor likely ever will be, pedestrian-oriented.

Therefore, the requested Variances are in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**COLOR REFERENCE**

	AKZO NOBLE OPAQUE SILVER		AKZO NOBLE MATCH 3M CARDINAL RED #3632-53 TRANSLUCENT VINYL
	AKZO NOBLE BLACK - LOW GLOSS		3M 3632-26 (PMS 349C) TRANSLUCENT VINYL ON 2ND SURFACE
	AKZO NOBLE TRANSLUCENT WHITE		3M day/night vinyl #3635-0171 film for 2nd surface application of the QT Kitchens logo - Dk. Gray/Day and Lt. Gray/Night

# EXISTING SIGN

## OVERALL DIMENSIONS

7'-1" x 16'-4" = 115.7 SF  
DEPTH = 14.5"



Gen 2 to Gen 3

Item #QT-G2-3-P11V-3PQ

**Project Information**

Client  
**QuikTrip Corporation**

Location  
**Various**

File  
QT G2-G3\_P-11V 3PQ

Project Manager  
**Megan Pyrtle**

Design  
**Andy V**

**Date / Description**

- 01/08/14 Issue Date
- 01/13/14 Issue Date
- 01/14/14 Product ID update
- 01/23/14 base detail & QTK panel update
- 01/23/14 PMS 347C
- 01/24/14 base separate from scope
- 01/27/14 existing post note revised
- 01/29/14 page numbers 6.7 & 8
- 03/13/14 rem'vd oversize cut dims

**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved  Approved as Noted  Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

- 03/27/14 rem'vd callout pg. 1 & matte finish pg. 2(CT)
- 04/17/14 revised dim. on gas pricer (CT)
- 08/25/14 Revised QTK logo, added bump stops
- 12/07/14 Revised diesel spec & QTK logo

**Declaration**

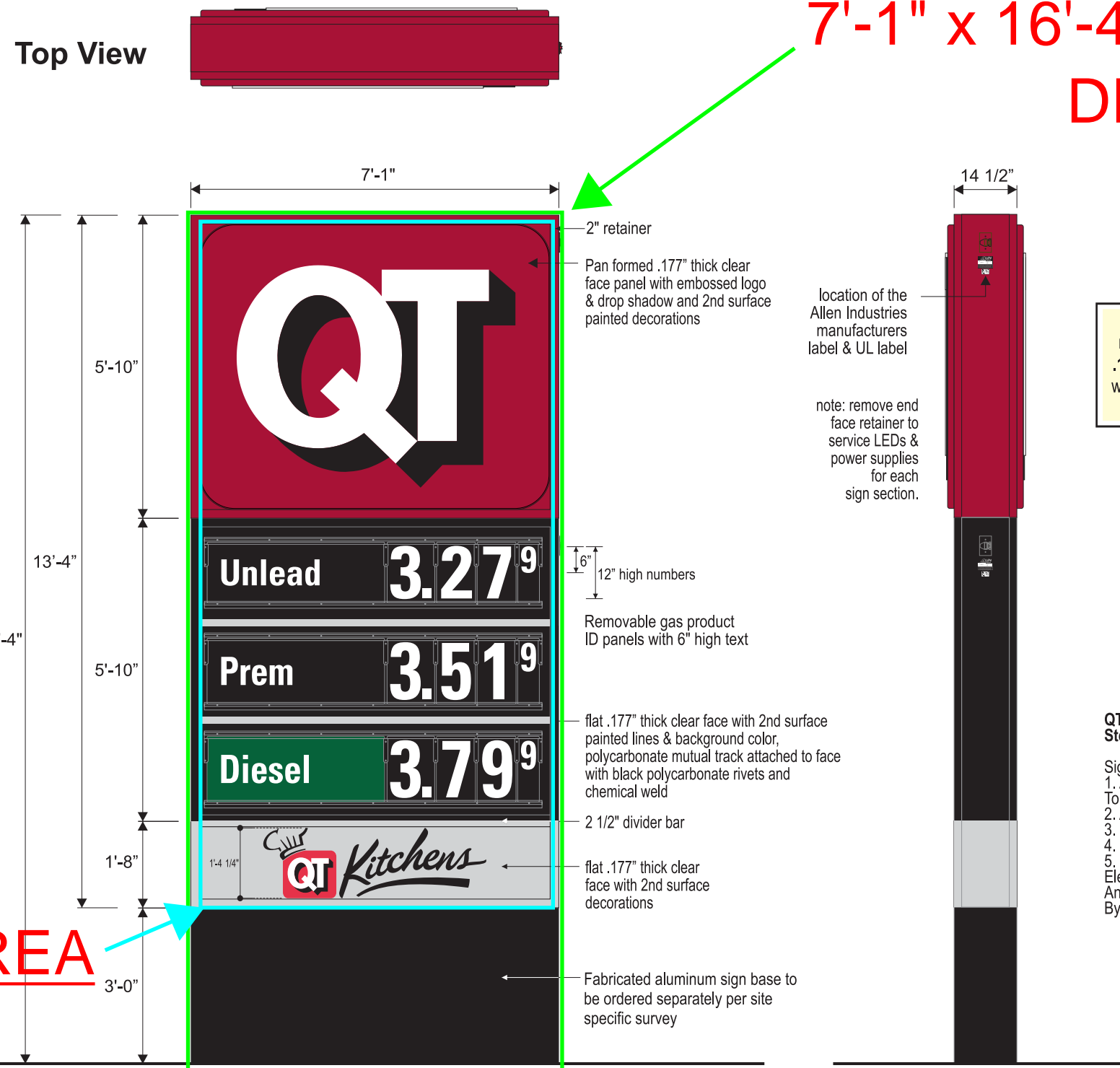
The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.



Corporate Signage Division  
6434 Burnt Poplar Road, Greensboro, NC 27409  
Phone 800-967-2553 Fax 336-668-2791

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7.11



All Sign Modules constructed with removable alum. face retainers and .177" thick clear acrylic face panels with 2nd surface painted background colors and graphics.







QT responsible for sign permits, engineered Steel and concrete footing requirements.

Sign installer to provide :

1. All steel supports cleaned, primed and painted To meet QT paint specifications.
2. All installation attachment hardware
3. Sign footings and concrete
4. Sign installation
5. Electrical service and connection to sign. Electrical service to meet or exceed all local And state electrical codes and connected By a licensed electrician.

**DISPLAY AREA**  
7'-1" x 13'-4"  
94.4 SF

**COLOR REFERENCE**

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 AKZO NOBLE BLACK - LOW GLOSS	 3M 3632-26 (PMS 349C) TRANSLUCENT VINYL ON 2ND SURFACE
 AKZO NOBLE TRANSLUCENT WHITE	 3M day/night vinyl #3635-0171 film for 2nd surface application of the QT Kitchens logo - Dk. Gray/Day and Lt. Gray/Night

# PROPOSED SIGN

## LED COMPONENTS

3'-6" x 5'-10" = 20.4 SF



P-11V-3PQ

Page 1

Gen 2 to Gen 3

Item #QT-G2-3-P11V-2PQ

**Project Information**

Client  
**QuikTrip Corporation**

Location  
**Various**

File  
QT G2-G3\_P-11V 2PQ

Project Manager  
**Megan Pyrtle**

Design  
**Andy V**

**Date / Description**

- 01/08/14 Issue Date
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Approved  Approved as Noted  Revise & Resubmit

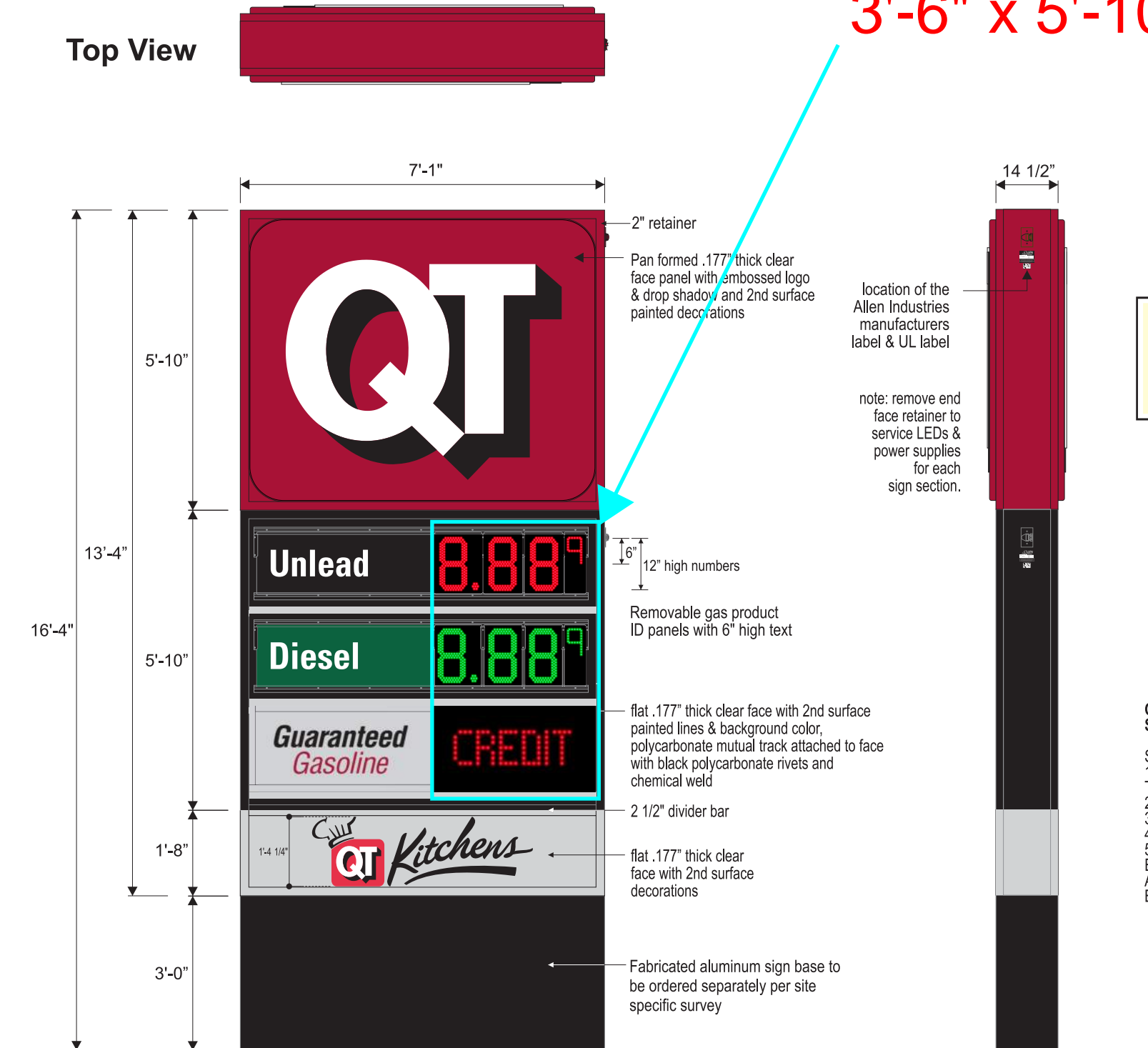
Name \_\_\_\_\_ Date \_\_\_\_\_

- 03/27/14 rem'vd callout pg. 1 & matte finish pg. 2(CT)
- 04/17/14 revised dim. on gas pricer (CT)
- 08/25/14 Revised QTK logo, added bump stops
- 12/07/14 Revised diesel spec & QTK logo

**Declaration**

The Drawing / Design illustrated is the property of **QuikTrip Corporation** and **Allen Industries, Inc.** The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

Top View



All Sign Modules constructed with removable alum. face retainers and .177" thick clear acrylic face panels with 2nd surface painted background colors and graphics.

**QT responsible for sign permits, engineered Steel and concrete footing requirements.**

- Sign installer to provide :
1. All steel supports cleaned, primed and painted To meet QT paint specifications.
  2. All installation attachment hardware
  3. Sign footings and concrete
  4. Sign installation
  5. Electrical service and connection to sign. Electrical service to meet or exceed all local And state electrical codes and connected By a licensed electrician.



Corporate Identity Programs  
 Corporate Signage Division  
 6434 Burnt Poplar Road, Greensboro, NC 27409  
 Phone 800-967-2553 Fax 336-668-2791

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EXISTING



P11V-3PQ

SIGN 1



P11V-3PQ

SIGN 2

PROPOSED



P11V-2PQ

SIGN 1



P11V-2PQ

SIGN 2

Site Plan

Store #96

QuikTrip

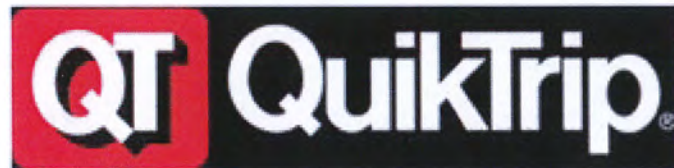
9555 Riverside Dr Tulsa, OK 74137

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

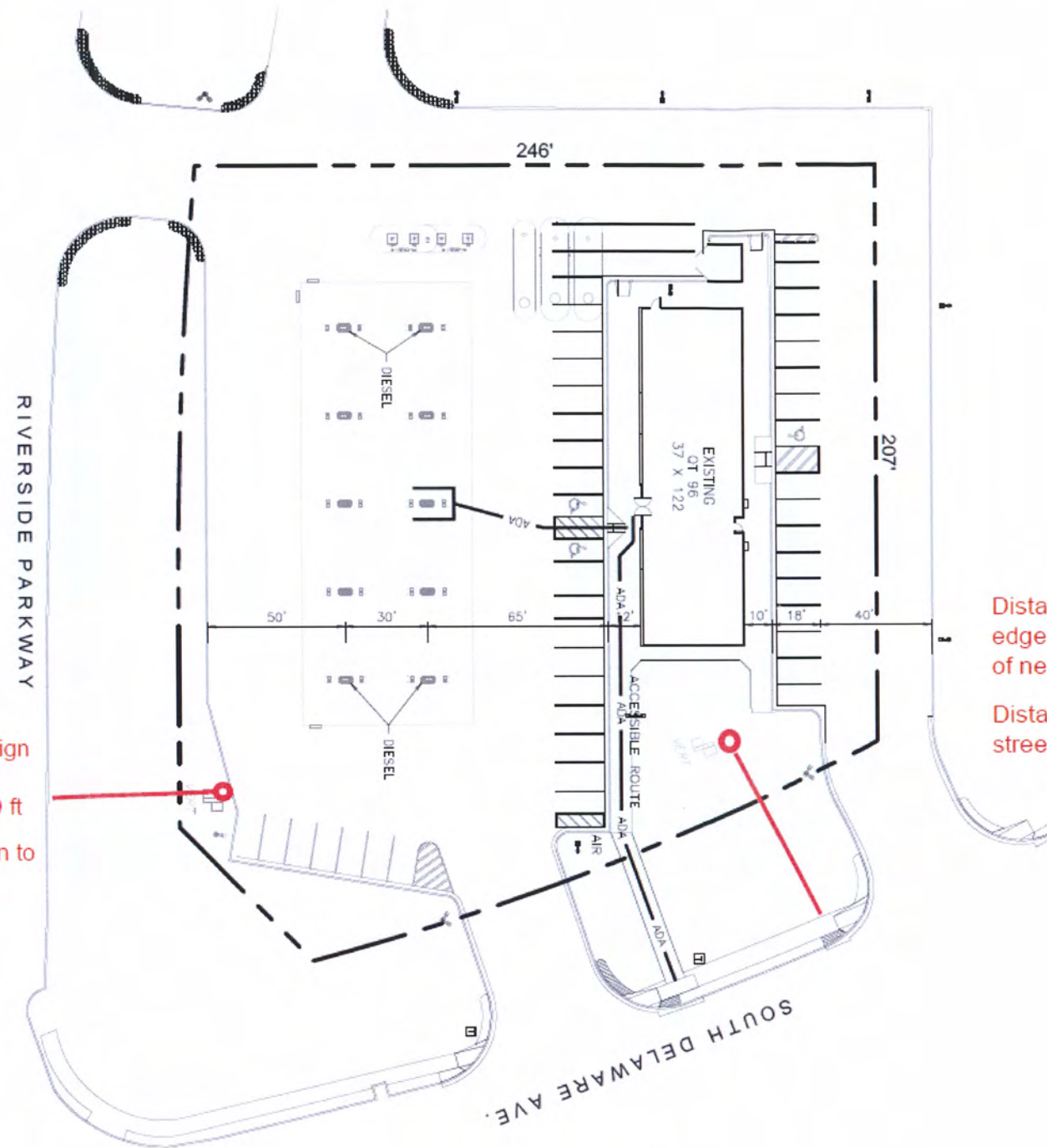
- Replacing existing white numbers with LED numbers
  - Re-utilizing existing power and data
  - Changing the numbers only to LED's. Pricing cabinet to remain as is
  - NO NEW POWER or DATA
  - The size of the numbers will be like for like to what is existing, being installed in the same location and 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 sq ft: 53.1



Proposed LED Signs  
Not exact)  
Proposed sq ft: 53.1



Distance from leading edge of sign to centerline of nearest street: 101 ft

Distance from sign to street curb: 60 ft

Distance from leading edge of sign to centerline of nearest street: 89 ft

Distance from sign to street curb: 50 ft

NOT TO SCALE

**Work Detail**

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



**1** Option 1 - Existing Manual Tiles

**2** Option 1 - Proposed LED Replacement

**3**

**4**

**5**

**6**

**7**

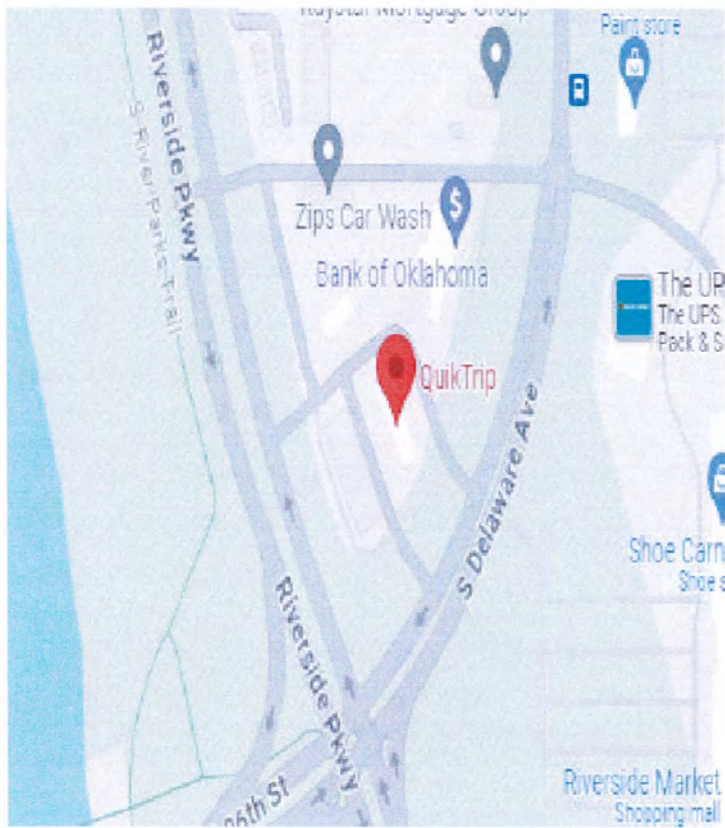
**Project Data**

Project Name: QuikTrip Signage Upgrade  
 Project Address: 9555 Riverside Dr Tulsa, OK 74137  
 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

9555 Riverside Dr Tulsa, OK 74137



**Vicinity Map**

Mark	Date	Revisions/Measurements	Initial	Mark	Date	Revisions/Measurements	Initial
						9555 Riverside Dr	
						Tulsa, OK 74137	
720 Indigo Ct. Pomona, CA 91767						<b>SITE PLAN and ELEVATIONS</b>	