



**Tulsa Metropolitan Area
Planning Commission**

Z-5956-SP-2c Staff Report

Hearing Date: May 15, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

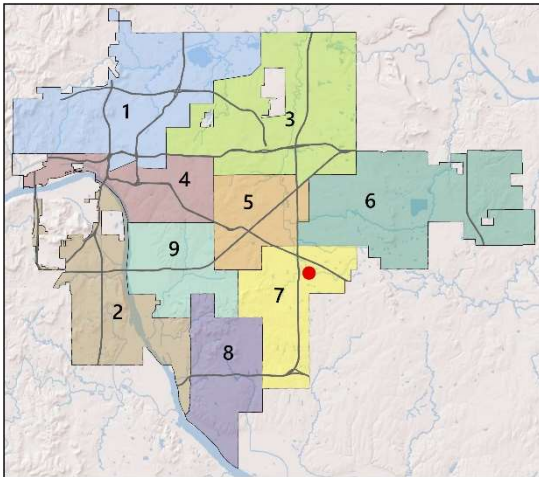
Applicant: Nathalie Cornett
Property Owner: 3777 A Corporation

Property Location

East of the southeast corner of East 61st Street South and Highway 169
Tract Size: ±1.3 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decter-Wright
County Commission: District 1, Stan Sallee

Public Notice Required

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

Staff Recommendation

Staff recommends approval.

Request Summary

Minor amendment to permit a dynamic display as a component of a ground sign.

Zoning

Existing Zoning: Corridor (CO)/Z-5956-Sp-2
Existing Overlays: None

Use

Current Use: Convenience Store

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan:
East 61st Street South – Secondary Arterial
South 107th East Avenue - Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: N/A

Environment

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

Detailed Staff Recommendation

The applicant is requesting approval of a minor amendment to Z-5956-Sp-2 to permit a dynamic display as a component of the previously permitted ground sign in Development Area A. The intended use of the dynamic display is limited to LED gas prices in place of the changeable copy prices present today.

Amendment Proposal:

Current PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area.

Proposed PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area. The ground sign may contain a dynamic display, limited to the LED display of gasoline prices.

The minor amendment does not amend any other sign standards for Z-5956-Sp-2.

Staff has reviewed the request and determined:

- 1) Z-5956-Sp-2c is consistent with the provisions for administration and procedures of a corridor development plan in Section 25.040-E.
- 2) Z-5956-Sp-2c does not represent a significant departure from the approved development standards in the corridor development plan and is considered a minor amendment to Z-5956-Sp-2.
- 3) All remaining development standards defined in Z-5956-SP-2 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property where the sign is proposed to be located 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	RS-3	Park and Open Space	Park/Drainage
East	RM-1	Neighborhood	Multifamily Residential
South	CO	Park and Open Space	Vacant/Drainage
West	CO	Employment	Commercial

Small Area Plans

The subject properties are 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: East 61st Street South is designated as a secondary arterial and South 107th East Avenue is designated as a commercial collector.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 13%. 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

Exhibits

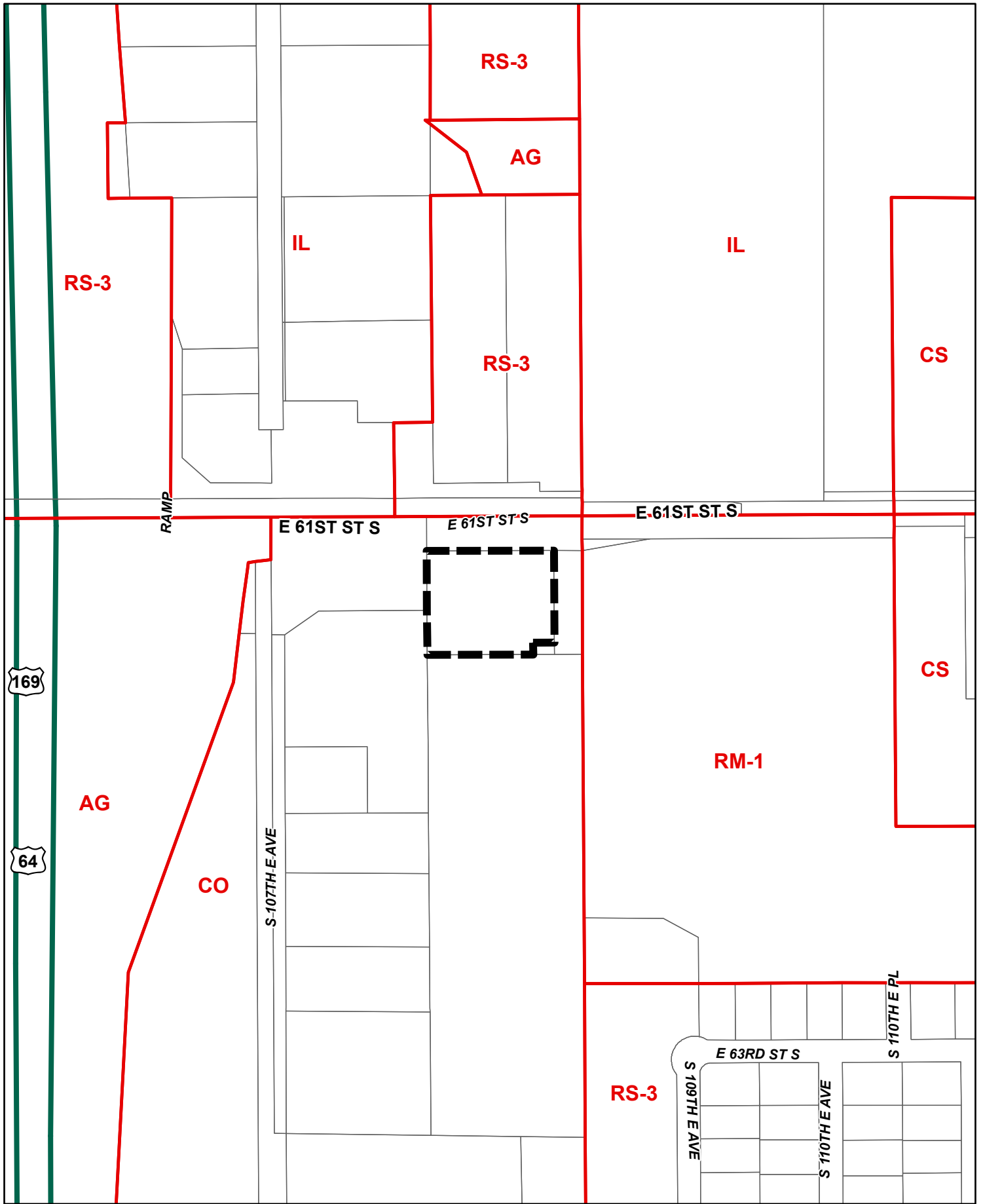
Case map

Aerial (small scale)

Aerial (large scale)

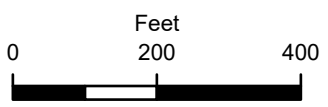
Tulsa Comprehensive Plan Land Use Map

Applicant Exhibits

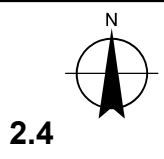


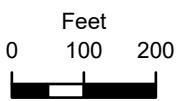
169

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Z-5956-SP-2c





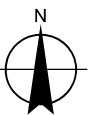
 Subject Tract

Z-5956-SP-2c









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

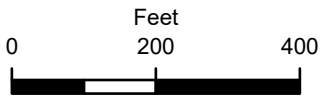
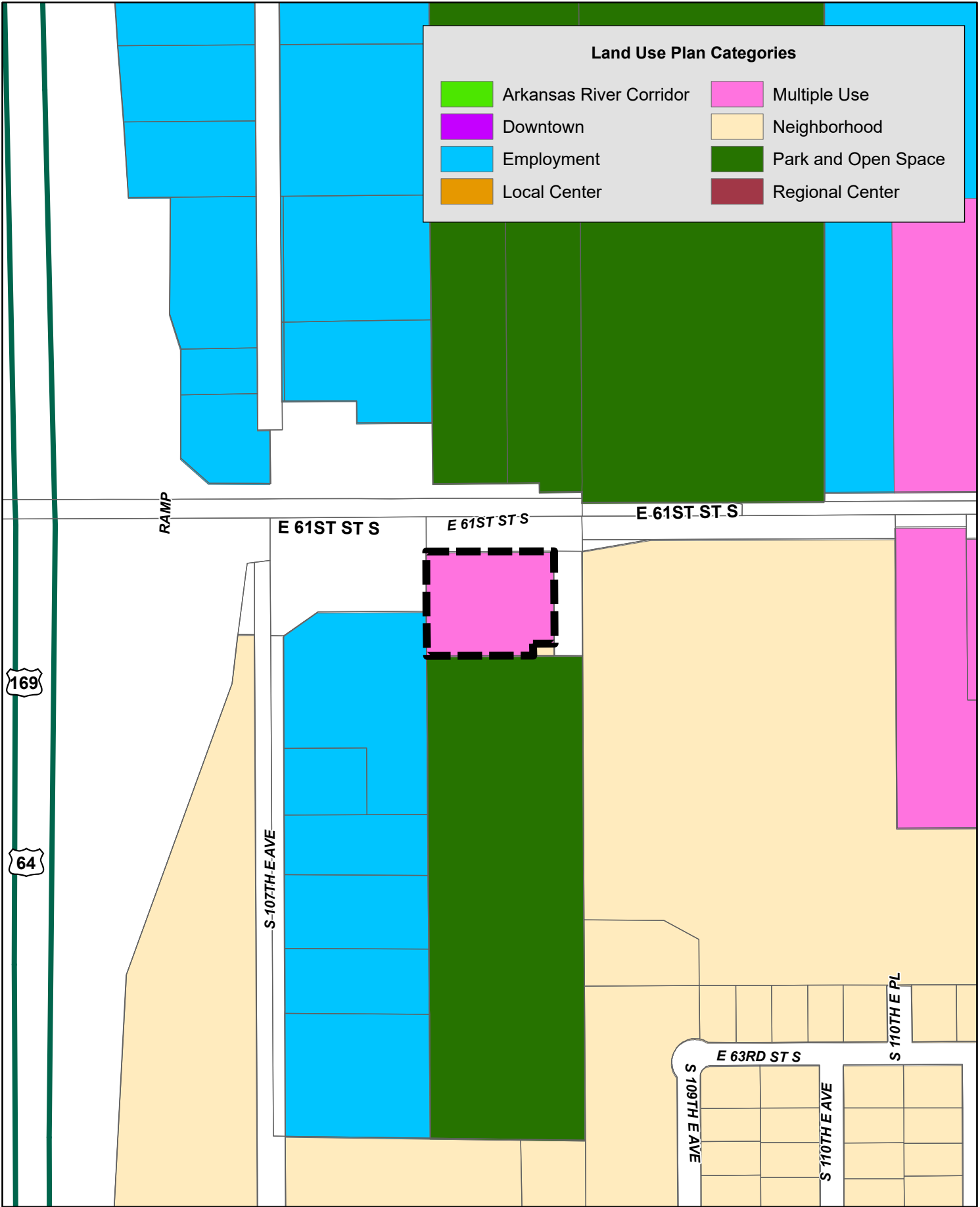
Aerial Photo Date: 2021

2.5



Land Use Plan Categories

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



Z-5956-SP-2c

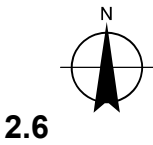


Exhibit "A"

The Applicant requests a Minor Amendment to a Corridor Development Plan (Z-5956-SP-2c) pursuant to Section 70.040-I.1.a(7) of the Tulsa Zoning Code (the "Code") to modify the approved signage to allow the existing ground sign in Development Area A to contain a dynamic display, for property located at 10738 E. 61st Street (the "Property"). The Property is currently a QuikTrip. QuikTrip desires to upgrade its gasoline price sign from changeable copy price tiles to an LED "e-tile" price display. A Conceptual Site Plan showing the LED price tiles is attached hereto. The size and location of the existing sign cabinet will not be altered. Except as set forth herein, all other standards of the Corridor Development Plan shall remain the same.

Signage: One ground sign will permitted along the East 61st Street frontage not to exceed 25 feet in height and 240 feet of display surface area. The ground sign may contain a dynamic display, limited to the LED display of gasoline prices.

Minimum Sign Setbacks:

<u>From the driving surface of E. 61st Street:</u>	<u>20 FT</u>
<u>From the driving surface of S. 107th E. Ave.:</u>	<u>20 FT</u>

Site Plan

Store #83

QuikTrip

10738 E
61st St
Tulsa, OK
74133

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

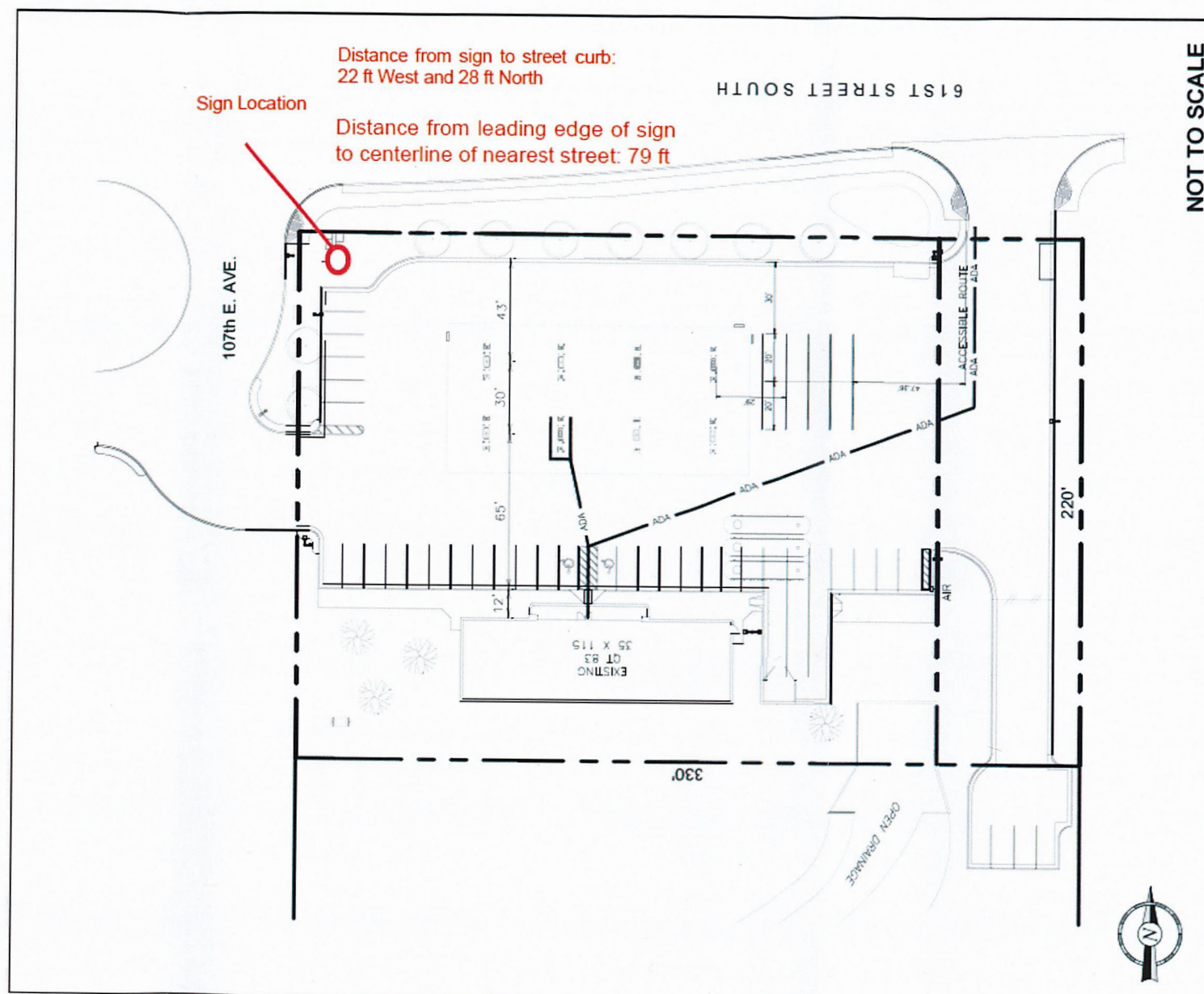


Existing Sign
Existing sign sq ft: 53.1



Proposed LED Sign (Not exact)
Proposed sign sq ft: 53.1

VICINITY PLAN



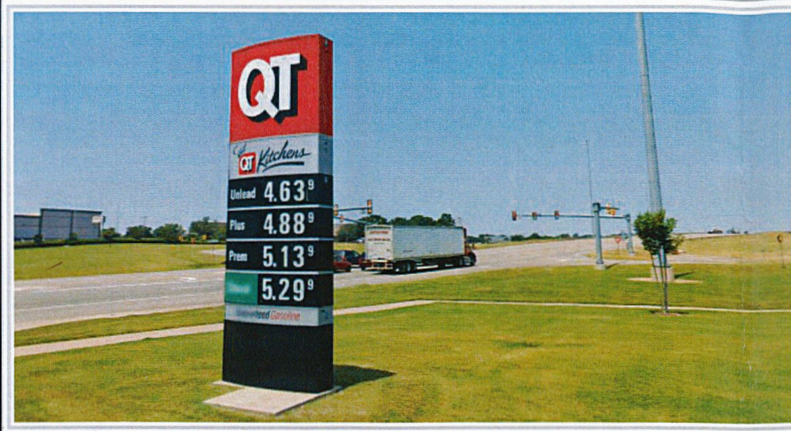
REVISION LOG	
DATE	DESCRIPTION

TITLE	EXISTING SITE PLAN	STORE #	0083
SHEET #	72-549	GEN II	
CONCRETE #		STORE TYPE	
DATE	01-16-13	DRAWN BY	RHW

Work Detail

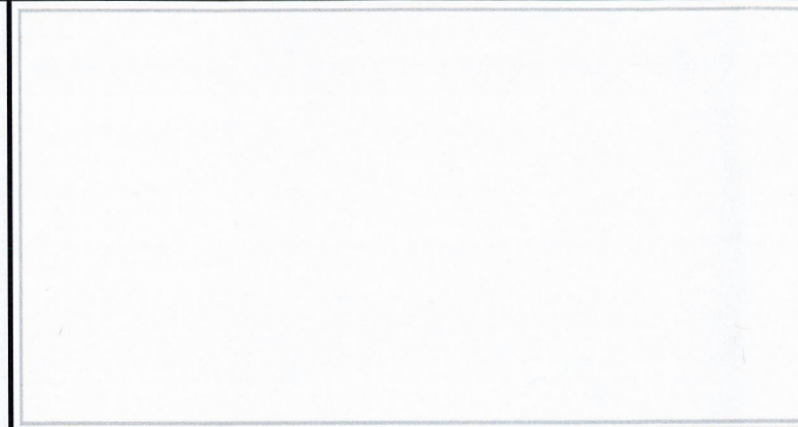
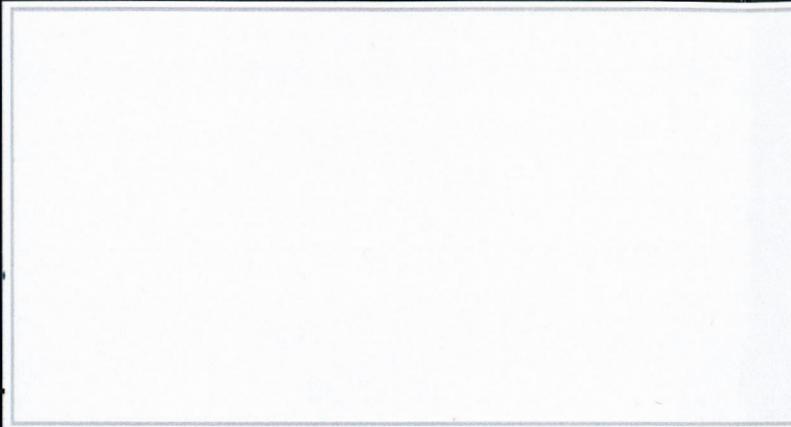
Scope of Work - Pricer LED Replacement

- Replacing existing white numbers with LED numbers
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 - Changing the numbers only to LED's. Pricing cabinet to remain as is
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 - 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



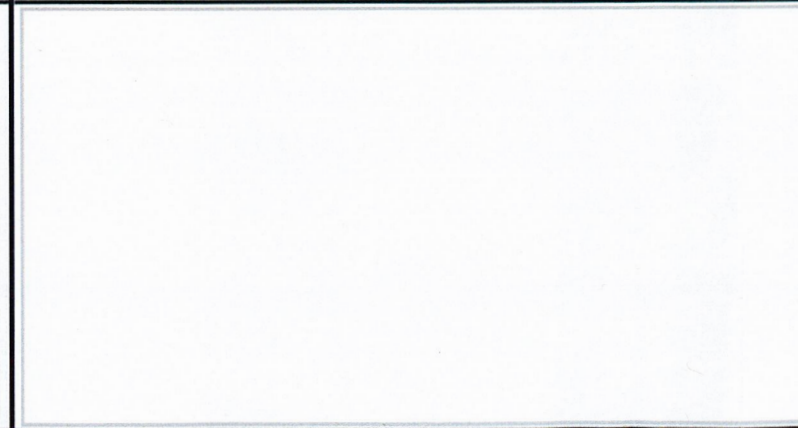
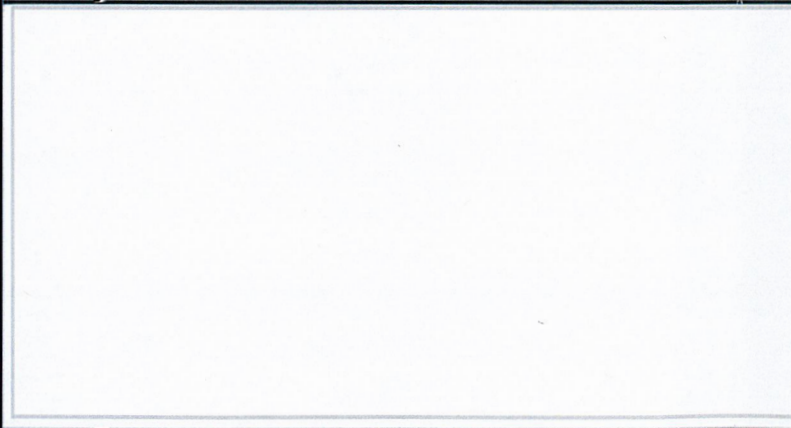
1 Option 1 - Existing Manual Tiles

2 Option 1 - Proposed LED Replacement



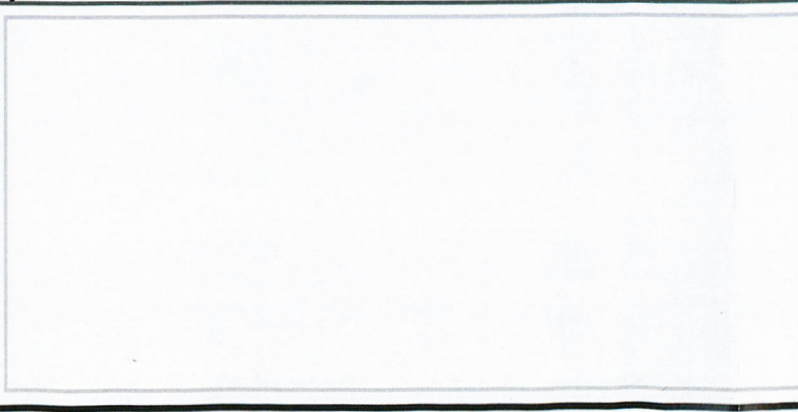
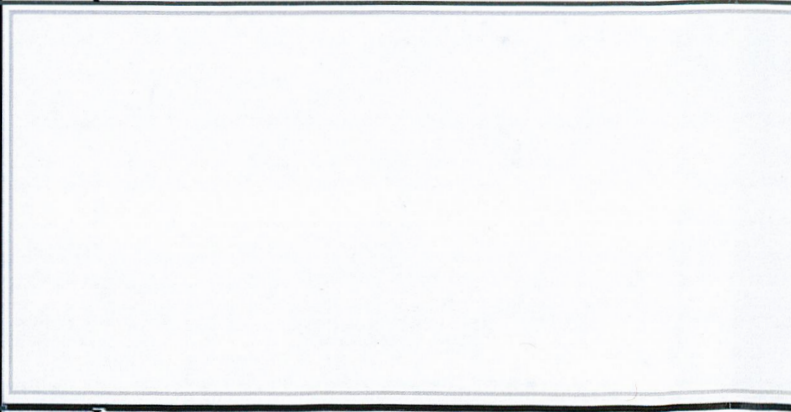
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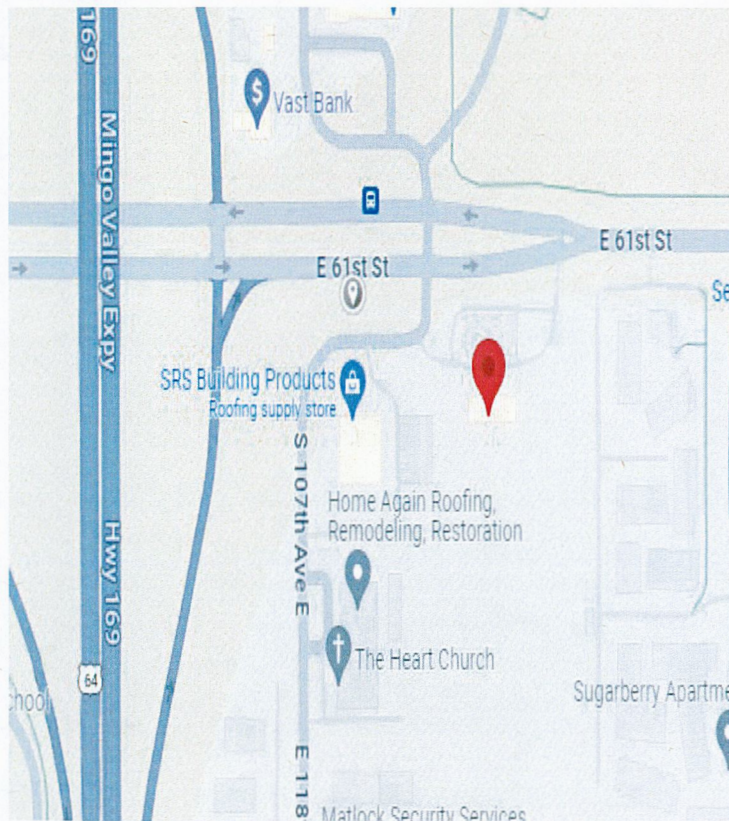
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10738 E 61st St Tulsa, OK 74133



Vicinity Map

Project Data

Project Name: QuikTrip Signage Upgrade
 Project Address: 10738 E 61st St Tulsa, OK 74133

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

Mark	Date	Revisions/Notes	Initial	Mark	Date	Revisions/Notes	Initial
						10738 E 61st St	
						Tulsa, OK 74133	
720 Indigo Ct. Pomona, CA 91767				SITE PLAN and ELEVATIONS			