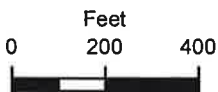




SUBJECT TRACT

BOA-22991

9.1



19-13 22



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9322

Case Number: **BOA-22991**

CZM: 48

CD: 5

HEARING DATE: 09/08/2020 1:00 PM

APPLICANT: W Design LLC

ACTION REQUESTED: Variance to allow a drive through on the steet facing (Skelly Drive) side of the property (Sec. 55.100-C2)

LOCATION: 3866 S SHERIDAN RD E

ZONED: CS

PRESENT USE: Commercial

TRACT SIZE: 38245.84 SQ FT

LEGAL DESCRIPTION: BEG 150.74N & 50W SECR NE SE TH N250 W135 S363.23 TO N R/W SKELLY DR TH NE ALG R/W POB LESS N25 FOR ST SEC 22 19 13 .878AC,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-12118; On 09.16.82 the Board approved a Special Exception to permit a retail tire store.

BOA-12000; On 11.02.78 the Board approved a Special Exception to permit Auto sales in a CS District.

BOA-10011; On 06.15.78 the Board approved a variance to permit an outdoor advertising sign closer than 40' from an R District.

Surrounding Property: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Employment" Land Use Designation and an "Area of Growth".

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access

9.2

to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the NW/c of E. Skelly Drive and S. Sheridan Road. The property to the West of the subject property is zoned RM-2 but is used as an office building.

STAFF COMMENTS: The applicant is requesting **Variance** to allow a drive through on the street facing (Skelly Drive) side of the property (Sec. 55.100-C2)

55.100-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property. Drive-through lanes must be set back at least 10 feet from abutting R- or AG-R- zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of 55.070-C.

The current access unto Skelly Drive is approximately 40-feet from the intersection of S. Sheridan Road. The applicant should provide more information about anticipated traffic from the proposed drive-through restaurant. The current configuration allows for 4 stacking spaces on top of the space used at the service window. Considerations should be made to prevent cars from stacking unto Skelly Drive while waiting to use the drive through.

STATEMENT OF HARDSHIP:

Hardship Statement

The property in question has 3 street facing sides and the non-street facing side abuts a residentially zoned property. Per section 55.100-C2 the drive-thru and associated components are not allowed to be located on the street facing side of the property, which would limit the drive-thru to the West side of the property. Creating a stacking lane on the west access lane behind the building puts undue hardship onto the North tenant, by potentially blocking the exit to that tenant's pick-up window. By placing the drive-thru lane and pick-up window on the South side we are limiting the exposure of the drive-thru elements from Sheridan Road. The south street "East Skelly Drive" is a one-way access road to business and terminates with access onto 41st Street. We believe that if this variance is granted it will not cause substantial detriment to the public good, or impair the purpose and intent of the zoning ordinance

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to allow a drive through on the street facing side of the property (Sec. 55.100-C2)

- Finding the hardship(s) to be _____.

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

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."*



Western Boundary of subject property.



Intersection of Skelly Drive and S. Sheridan Road.



Location of proposed Drive- through window



Facing West on Skelly Drive



Subject Property

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial Districts - Request for a car wash in a CS Zoned District. This property is located at the SE corner of 21st Street and Lewis Avenue.

Presentation:

Casper Jones, 1302 South Fulton Avenue, was present representing Texaco and submitted a plot plan (Exhibit "R-1"). Mr. Jones stated that the request is for a car wash on the southeast corner of 21st Street and Lewis Avenue. The car wash will be located to the east of the presently existing service station building.

Protestants: None.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-0 (Chappelle, Smith, Victor, "aye"; no "nays"; no "abstentions"; Purser, Wait, "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in the Commercial Districts) to permit a car wash in a CS Zoned District, per plot plan, on the following described property:

Lot 1, Block 1, Texaco Center Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 12188

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in the Commercial Districts - Request to sell tires as a retail tire store. This property is located at 3866 South Sheridan Road.

Presentation:

Dwight Kouri, Forth National Bank Building, attorney, was present representing Burl Hawkins and Mastercraft Tires, Inc. The request is to sell tires as a retail tire store and would include the installation of tires. The business will be located in the existing structure on the property. Mr. Kouri advised that there will be an area where the tires can be stored until they are picked up. He stated that currently the tires are stored inside and removed once a week and there will be no tire storage for over a weeks period until they can be picked up.

Joe Halkie, 1526 East 53rd Street, general manager of U-Need-Um Tires, was present and stated that he is leasing the subject property from Mr. Hawkins. Mr. Halkie stated that he has added a new 32' x 50' building on to the existing building. He also stated that all of the used tires are stored on racks which have been moved inside and none are stored outside. He advised that the subject property has been cleaned up and he plans to leave nothing out in the open to make it appear junky.

Protestants or Interested Parties:

Robert Tips, attorney representing Evans Furniture, Scott Rice Company, Pioneer Plaza I, and Toyota of Tulsa, was present and stated that the businesses did not object to the request being granted, but wanted some conditions placed on the approval. They requested that the subject property be screened and that the tires not be stored for an extended period of time. They also opposed any outside storage of tires.

Board Comments:

Mr. Victor inquired as to any proposed signs and Mr. Halkie stated that there will be a sign on the front of the building and one lighted neon sign which will be erected on a pole. The largest sign will be the neon sign and it will be no larger than 4' x 18' on a double pole.

Mr. Gardner advised that the applicant may need to come before the Board again concerning the free-standing sign and the amount of signs in order to comply with the Zoning Code.

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 3-0-0 (Chappelle, Smith, Victor, "aye"; no "nays"; no "abstentions"; Purser, Wait, "absent") to approve a Special Exception (Section 710 - Principal Uses Permitted in the Commercial District) to sell tires as a retail tire store, subject to no outside storage (enclosed storage) no installation of tires outside of the building, that the used tires be collected a minimum of once weekly, and that the signs be in compliance with the Zoning Code, on the following described property:

A tract of land, containing 0.913 acres in the NE/4 of the SE/4 of Section 22, Township 19 North, Range 13 East, Tulsa County, Oklahoma, said Tract being described as follows, to wit:

Starting at the Southeast corner of said NE/4 of the SE/4; thence North along the East line of Section 22 for 150.4'; thence West at a right angle for 50' to the point of beginning of said Tract, said point of beginning also being on the Northerly right-of-way line of the U. S. Highway #66 Bypass; thence North and parallel to the East line of Section 22, for 200'; thence West at a right angle for 150'; thence South at a right angle, and parallel to the East line of Section 22, for 330.16' to a point on the Northerly right-of-way line of the U. S. Highway #66 Bypass; thence Northeasterly along said Right-of-way line for 198.60' to the point of beginning, Tulsa County, Oklahoma, according to the U. S. Survey thereof.

Action Requested:

Special Exception - Section 1680.1 (g) - Special Exceptions - Request to permit off-street parking on property abutting a CS District. This property is located north and east of the NE corner of 107th East Avenue and 11th Street.

Presentation:

Roy Johnsen, 324 Main Mall, was present and submitted a topographic survey (Exhibit "S-1"), a photograph of the existing structure (Exhibit "S-2"), and a photograph of the wooded area adjoining the subject property (Exhibit "S-3"). Mr. Johnsen, attorney representing the owners, Mr. John Stutsman and Mr. Gene Oliver, stated that they own the subject property and the property just south where a proposed structure was approved by the Board previously and was constructed. The owners intend to expand the building, but in order to do so they need additional parking and plan to place the parking on the subject property, which is adjoining the structure that was previously approved. If the off-street parking request is approved, the owners can expand the presently existing structure. Mr. Johnsen stated

10009 (continued)

Protests: None.

Staff Comments:

Mr. Gardner noted if this is private property it still requires the exception in the IL District; the record states the owner is Tulsa Airport Authority, but if that is incorrect it still can be approved by an exception.

Board Action:

Upon MOTION of JOLLY, the Board 3-0 (with Jolly, Purser and Smith voting "aye"; Lewis and Walden "absent") approved an Exception (Section 910 - Principal Uses Permitted in Industrial Districts - Section 1202 - Area-Wide Special Exception Uses) to use property for airport use; and a Variance (Section 930 - Bulk and Area Requirements in the Industrial Districts) to permit building within 87' from the center line of Sheridan, per plot plan submitted, in an IL District, on the following described tract:

A tract of land in Section 23, Township 20 North, Range 13 East, Tulsa County, Oklahoma; being particularly described as follows:

Beginning at a point 1,117.2' South and 60.0' East of the NW corner of Section 23, Township 20 North, Range 13 East, Tulsa County, Oklahoma. Proceeding thence South $59^{\circ}-53'-33''$ East a distance of 285.65' to a point; thence South $30^{\circ}-09'-57''$ West a distance of 282.96' to a point; thence North $56^{\circ}-47'-18''$ West, a distance of 117.74' to a point; thence North $1^{\circ}-08'-18''$ West, a distance of 323.52' to the point of beginning. All of which describes a tract of land encompassing 1.31 acres, more or less.

10010

Action Requested:

Exception (Section 250.3 - Modification of the Screening Wall or Fence Requirements) for a modification of the fencing requirements on the west and east boundary lines; and a Variance (Section 630 - Bulk and Area Requirement in the Office Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements; and a Variance of the 25% floor area ratio; and for a variance to permit a two-story building in an OL District located at 5525 East 71st Street.

Presentation:

David Loeffler, Jr., Attorney for T & W Investment Properties, advised the Board of the surrounding zoning classifications, pointing out that the subject property is the last remaining single-family residence in the area, bordered on the west by property that is not zoned, but developed as a Bell Telephone facility. To the north and east of the property will be apartments, and directly east of the subject property will be the clubhouse of the apartment complex. He stated the applicant is requesting a waiver of the fence on the west line, adding that

6.15.78:263(14)

10010 (continued)

the apartment complex will install a partial fence on the east line, leaving the rest of the property in its natural state. If the City takes an additional 25-foot easement from the center of the road, it is requested that the 60-foot setback requirement be waived to 38 feet; the floor area ratio will run 39% instead of 25%.

Referring to the Site Plan (Exhibit "C-1") Mr. Loeffler stated that the proposed structure will hold operational equipment and will be of the same construction as the apartment buildings next to it. Upon questioning from the Board Mr. Loeffler agreed to submit a copy of the architect's drawing to the Board. Mr. Loeffler continued by saying the structure will also be owner-occupied. He also said the parking ratio requirement will be met whether the City takes the 25-foot easement or not; 29 spaces is the requirement, and Mr. Loeffler pointed out there will be 29 to 40 or 45 parking spaces.

On questioning from the Board, Mr. Loeffler clarified that regarding the setback requirement from 71st Street, the parking lot will be 38 feet instead of 60 feet as per the architect's drawing. As to the building, a waiver of 11 feet is being requested.

Mr. Gardner pointed out that the Board's ruling should not be based on using any parking spaces in the additional right-of-way; the applicant must meet the minimum parking requirement after dedication.

Protests: None.

Board Action:

Upon MOTION of JOLLY, the Board 3-0 (with Jolly, Purser and Smith voting "aye"; Lewis and Walden "absent") approved an Exception (Section 250.3 - Modification of Screening Wall or Fence Requirements) for a modification of the fencing requirements on the west and east boundary lines; and a Variance (Section 630 - Bulk and Area Requirements in the Office Districts - Under the Provisions of Section 1670 - Variances) of the front setback requirements; and a variance of the 25% floor area ratio; and for variance to permit a two-story building in an OL District, as per plot plan submitted and per the presentation (no waiver of off-street parking, applicant required to dedicate additional right-of-way in platting), on the following described tract:

Beginning 330' East of the Southwest corner of the SE/4 of the SW/4; thence East 140'; thence North 207'; thence West 140'; thence South 207' to the point of beginning in Section 3, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, Oklahoma, commonly known as 5525 East 71st Street.

10011

Action Requested:

Variance (Section 1221.5 (2) (a) - and Section 1221.3 (a) - Business Signs and Outdoor Advertising - Under the Provisions of Section 1670-

6.15.78:263(15)

9.12

Variances) to permit an outdoor sign closer than 40' from an R District; and a variance of more than one ground sign over 1.5 square feet of display surface, in a CS District, located at 3866 South Sheridan Road.

Presentation:

Bill Stokely, the applicant, submitted a photograph (Exhibit "H-1") as the results of the Board's last favorable decision and stated the property owner has had numerous comments that the property has been improved by the sign being installed at 51st and Yale. Mr. Stokely also submitted a photograph (Exhibit "H-2") of the proposed site pointing out the location of the proposed sign. He noted the Tulsa Scottish Rite building with a sign to the west of the proposed sign as being in a residential area; and stated a variance from 40' to 6' from a residential area is requested; and a variance from 1.5 square feet to which will be built so as not to block the Scottish Rite sign in any way.

Upon questioning from the Chair, Mr. Stokely stated the square footage of the single-faced sign will be 672 square feet, 14' x 48' and 39' high. Upon questioning from the Board, the Exhibited "H-1" photograph is a comparable sign with the same dimensions.

Upon questioning from the Chair, Mr. Gardner stated that approval of the 51st and Yale sign was based on removal of signs. Mr. Stokely pointed out there is a free-standing sign in the subject area which prevents the use of the 2.5 square feet. It was pointed out that if the applicant could use Sheridan and Skelly Drive he would only be permitted 597 feet, 75 square feet over and above what is requested.

Protests: None.

Board Action:

Upon MOTION of JOLLY, the Board 3-0 (with Jolly, Purser and Smith voting "aye"; Lewis and Walden "absent") approved a Variance (Section 1221.5 (2) (a) - and Section 1221.3 (a) - Business Signs and Outdoor Advertising - Under the Provisions of Section 1670 - Variations) to permit an outdoor sign closer than 40' from an R District; and a variance of more than one ground sign over 1.5 square feet of display surface, in a CS District as presented, subject to the Board being submitted an accurate plot plan prior to building the sign, on the following described tract:

A tract of land, containing 0.913 acres, in the NE/4 of the SE/4 of Section 22, Township 19 North, Range 13 East, Tulsa County, Oklahoma, said tract being described as follows; to-wit: Starting at the SE corner of said NE/4 of the SE/4; thence North along the East line of Section 22 for 150.74'; thence West at a right angle for 50' to the point of beginning of said tract, said point of beginning also being on the Northerly right-of-way line of the U. S. Highway #66 Bypass; thence North and parallel to the East line of Section 22, for 200'; thence West at a right angle for 150'; thence South at a right angle, and parallel to the East line of Section 22, for 330.16' to a point on the

10011 (continued)

Northerly right-of-way line of the U. S. Highway #66 Bypass; thence Northeasterly along said right-of-way line for 198.60' to the point of beginning, Tulsa County, Oklahoma, according to the U. S. Survey thereof.

10013

Action Requested:

Variance (Section 620 (d) (1) - Accessory Uses Permitted in the Office Districts. Under the Provisions of Section 1670 - Variances) to permit two 3' x 12' double-face illuminated ground signs in an OM District located southeast of 66th Street and Memorial Drive.

Presentation:

Lynn Meyer, Attorney for Woodland Bank, advised the subject signs are to be located at the entry of the Bank for identification purposes, per Site Plan (Exhibit "I-1"). Upon questioning by the Chair, Mr. Meyer stated the proposed signs measure 3' x 12' per drawing (Exhibit "I-2") are very attractive and unobtrusive; are located at the back part of the Bank about 300 feet away from Memorial Drive.

Mr. Gardner noted there are three street frontages, permitting 32 square feet and three different signs. The applicant is requesting a variance of 4 square feet for each of the two signs; therefore the actual footage is less.

Protests: None.

Board Action:

On MOTION of SMITH, the Board 3-0 (with Jolly, Purser and Smith voting "aye"; Lewis and Walden "absent") approved a Variance (Section 620 (d) (1) - Accessory Uses Permitted in the Office Districts - Under the Provisions of Section 1670) to permit two 3' x 12' double-face illuminated ground signs (constant light) in an OM District per plot plan submitted, on the following described tract:

Lot 1, Block 3, Woodland Hills Mall to the City of Tulsa, Oklahoma.

6.15.78:263(17)

9.14

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 1
Meenakshi Krishnasamy
815 E 3 ST
Tulsa, OK 74120

July 30, 2020

Phone: 918.992.6257

APPLICATION NO: ZCO-065378-2020

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 3866 Sheridan Rd
Description: Drive-through lane

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT TULSAPLANNING.ORG; IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
4. A COPY OF A "RECORD SEARCH" IS IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

ZC)-065378-2020

3866 S Sheridan Rd

July 30, 2020

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office at **918-584-7526** or esubmit@incog.org. It is your responsibility to submit to our office documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

Sec.55.100-C2: All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property.

Review comment: Submit a site plan providing the drive-through facility on the non-street facing side of the property. You may consider a Variance to allow the drive-through on the street facing (*Skelly Drive*) side of the property.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:
<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Please notify the reviewer via email when your revisions have been submitted

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

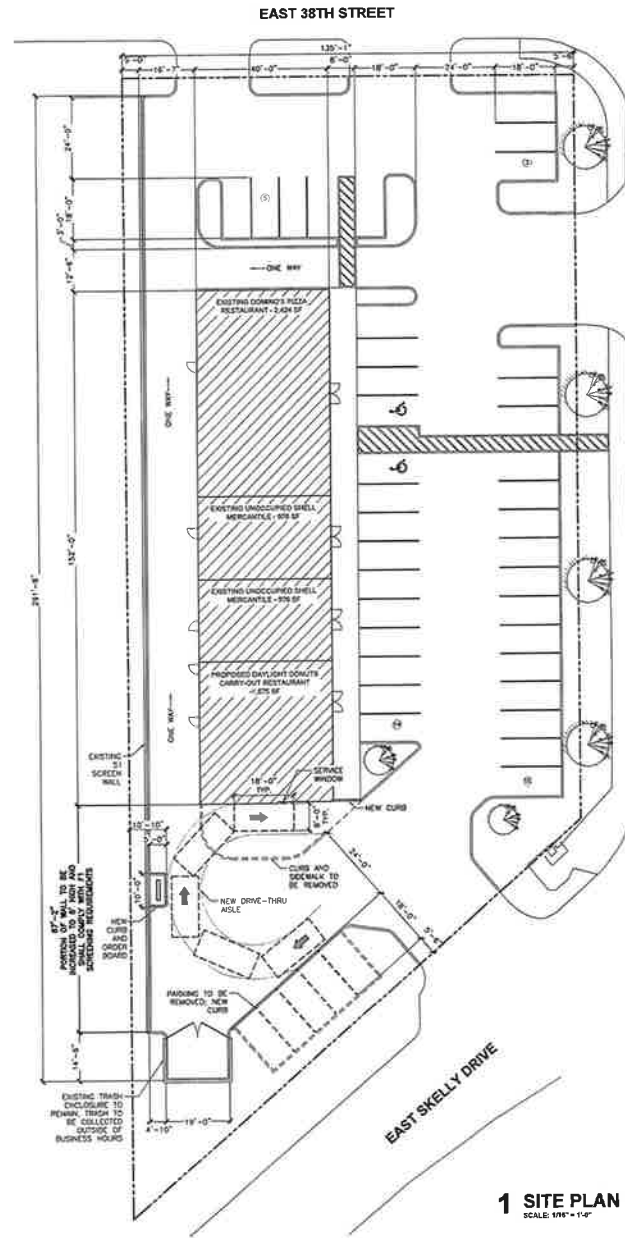
KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

GENERAL NOTES:

- TENANT: DAYLIGHT DONUTS
 HOUR OF OPERATION: 5AM-12PM 7 DAYS/WEEK
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL BARRIERS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
 - FIELD VERIFY IS DEFINED AS; THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.

ZONING

CS: SHOPPING CENTER DISTRICT
 TOTAL BUILDING AREA: 6,061 SF
 ADJACENT LOT: RM-2



SOUTH SHERIDAN ROAD

PARKING

TOTAL AREA: 6,261 SF
TENANT: DAYLIGHT DONUTS CARRY-OUT RESTAURANT 1,675 SF (7,000 x 2.5 x 5)
ADJACENT TENANTS: RESTAURANT: DOMINO'S PIZZA 2,434 SF (1,000 x 8.5 x 21 SPACES) MERCANTILE (UNOCCUPIED) 1,982 SF (1,000 x 3.38 x 7 SPACES)
TOTAL REQUIRED: 33 SPACES TOTAL PROVIDED: 37 SPACES

1 SITE PLAN
 SCALE: 1/8" = 1'-0"



wdesign
 ARCHITECTURE & INTERIORS
 815 E. 3rd Street, Suite C
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602
 www.wdesignsfa.com



PROJECT:
DAYLIGHT DONUTS
 PROJECT #
18201.02
 3866 S. SHERIDAN RD.
 SUITE 104
 TULSA, OK 74145

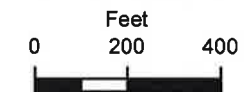
CONSULTANT:
 REVISIONS:

ISSUE DATE:
 07.08.2020
 SHEET NAME:
SITE PLAN
 SHEET #:

A101

DRAWN BY: CAJ

2.17



Subject
Tract

BOA-22991

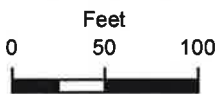
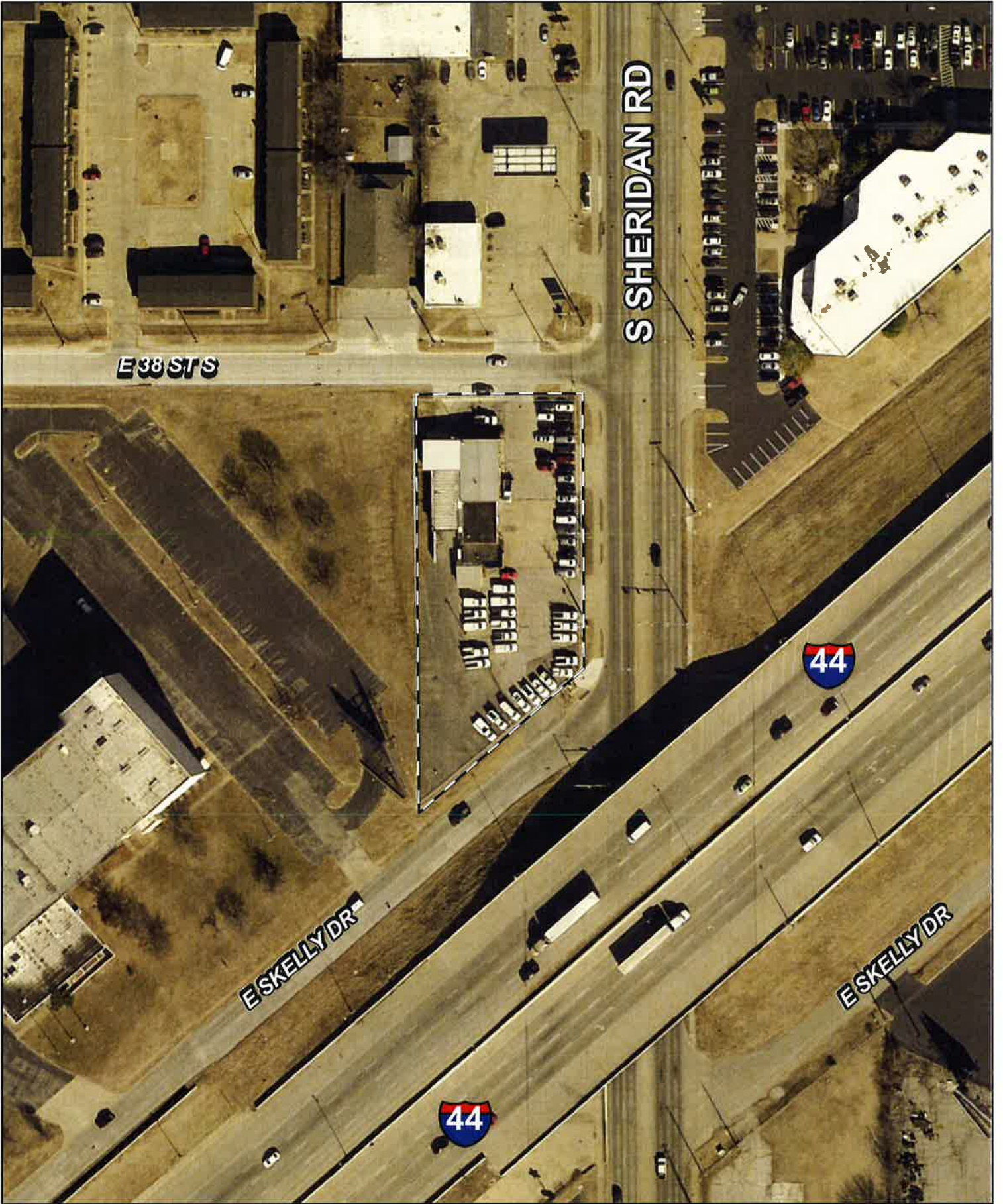
19-13 22

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

Aerial Photo Date: February 2018

9.18





Subject Tract

BOA-22991

19-13 22

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

Aerial Photo Date: February 2018



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