

ADDITIONAL STAFF COMMENTS IN BOA-23175:

Below are conditions suggested by Gary McColpin, Streets Operations and Inspections Manager for the City of Tulsa Streets and Stormwater Department.

- 1) The width of the 2 proposed driveways onto 21st exceed the maximum allowable width of City of Tulsa Standards (commercial driveways are to be between 24 and 36 ft wide). The width of the driveways needs to be reduced to City maximums this will also move the driveway away from the intersection of Wheeling Ave.
- 2) The radii shown on the site plan for the driveways do not conform to current City of Tulsa Standards (radii should be 15ft).
- 3) The proposed extra wide driveway closest to Wheeling has its radius within the ADA ramps and crosswalk. Driveway needs to be moved to the east away from the intersection.
- 4) The site plan shows that the developer is proposing a 10-foot lane in front of the store AND currently the parking lot and the City sidewalk be the same elevation. A site visit confirms that customers routinely drive over the City sidewalk to loop the Wendy's parking lot. The space between the building and the sidewalk needs to be raised and a curb placed along the property line to discourage customers from driving over the sidewalk.