Board of Adjustment

Staff Report
BOA-23800

Hearing Date: November 12, 2024
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Mark Capron, Wallace Design Collective

Property Owner: Housing Authority of the City of Tulsa

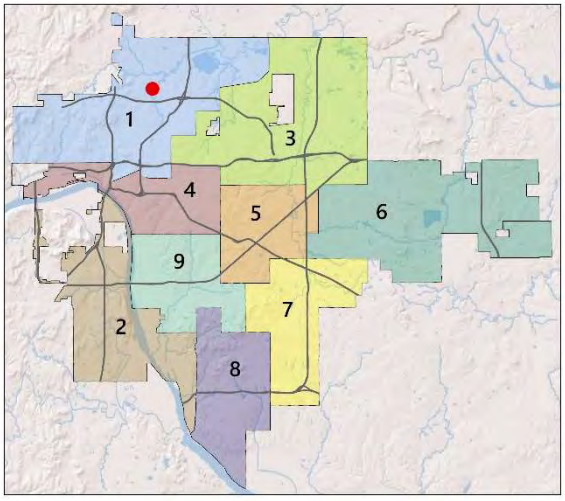
Property Location

Northeast corner of East 36th Street North and North Quaker Avenue

Tract Size: ±1.0 acre

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: District 1, Stan Sallee

Public Notice Required

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

Request Summary

Variance to reduce the required build-to-zone percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6); Variance to reduce the required minimum transparency percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6).

Zoning

Zoning District: MX2-V-65

Zoning Overlays: HNO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Regional Center

Small Area Plans: 36th Street North

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterial

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: 100-Year Floodplain, 500-Year Floodplain, Regulatory Floodplain

Tree Canopy Coverage: Greater than 50%

Parks & Open Space: Hawthorne Park, Agricultural

Staff Analysis

The applicant is requesting a variance to reduce the required build-to-zone percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6) and a variance to reduce the required minimum transparency percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6). A new building is proposed on the site, which is intended to serve the residents of the housing under construction where the Comanche Park apartments were formerly located. The build-to-zone in the MX-V-65 district is between 0 and 110 feet. At least 50% of the building façade on a primary street and 25% of the building façade on a secondary street must be located within the build-to-zone. The applicant proposes a primary street build-to-zone percentage of 29% and a secondary street build-to-zone percentage of 20%.

The MX-V-65 district requires a 35% ground-floor transparency for each street-facing facade of a commercial or mixed-use building. The applicant proposes a ground-floor transparency of 9.02% on the west façade, 6.22% on the south façade, and 9.32% on the north façade.

Section 10.030 Character Designations

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Table 10-6: Lot and Building Regulations for –V Character Zones

	Minimum Lot Area (sq. ft.)		C	**Build-to-Zone (BTZ)** (minimum/maximum in feet) *See Section 90.110 for BTZ measurement*	0/110
	Townhouse	1,600		Primary street BTZ (%)	50
	Apartment/Condo	7,500		Secondary street BTZ (%)	25
	All other	3,500	D	**Min. Parking Setbacks** (feet)(see also §55.080-C)[1]	
A	**Minimum Lot Width** (feet)			Street or R zoning district	10
	Townhouse	20		Nonresidential zoning district	0
	Apartment/Condo	50		**Min. Ground Floor Ceiling Height** (feet)	
	All other	25		Vertical mixed-use, mixed-use and commercial buildings	14
B	**Minimum Street Frontage** (feet)	20		Other buildings	–
	Minimum Open Space per Unit (sq. ft.)			**Minimum Transparency** (%)	
	Townhouse	200		Vertical mixed-use buildings	
	Apartment/Condo/Mixed-use	100	E	Ground floor	40
	Minimum Building Setbacks (feet)		F	Upper floors	20
	Street	0		Commercial buildings and mixed-use buildings	
	Abutting R district	10	E	Ground floor	35
	Abutting nonresidential district	0	F	Upper floors	20
	Abutting alley	5		Other buildings	20
			G	**Street-facing Entrance Required**	Yes

[1] A maximum of one double-loaded parking aisle (2 parking bays) is permitted between the building and street right-of-way (see Figure 10-5 and Figure 10-6). Parking structures are subject to Section 40.280.

Relevant Case History

- BOA-05934, July 2, 1968; The board of adjustment voted to approve a variance waiving the front and rear yard requirements to permit a combination of not less than 25-feet.
- BOA-14867, August 18, 1988; The board of adjustment voted to approve a special exception to allow for a day care center in an existing school building in the RM-1 district.
- BOA-14898, August 18, 1988; The board of adjustment voted to approve a special exception to allow for a day care center in an existing school building in the RS-3 district.
- BOA-15016, December 15, 1988; The board of adjustment voted to approve a special exception to allow for the modifications of an existing day care center in an RM-1 district; subject to a maximum of 14 children, with ages ranging from birth to 12 years.
- BOA-23634, January 23, 2024; The board of adjustment voted to approve a variance to increase the Build-to-Zone from a 20-foot maximum to a 35-foot maximum along North Peoria Avenue in the MX2-U district; and a

variance to eliminate the Build-to-Zone requirement along North Quaker Avenue in the MX2-U district; and a variance to reduce the Build-to-Zone Percentage from 50% to 40% in the MX2-I district; and a special exception to reduce the required parking ration for apartment/condo uses in an MX district; and a variance to reduce the transparency percentages to 15% in the MX-U and MX-F districts; per pan.

Statement of Hardship

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Regional Center. Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	MX3-F-65, HNO	Regional Center	Tulsa Housing Authority Property (Comanche Park)
East	RS-5, HNO	Neighborhood	Vacant
South	MX1-U-U, AG, HNO	Park and Open Space	Tulsa Housing Authority Property (Comanche Park)/ Vacant
West	MX2-U-U, HNO	Regional Center	Tulsa Housing Authority Property (Comanche Park)

Small Area Plans

The subject property is within the 36th Street North 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: East 36th Street North runs parallel to the south side of the subject property and is classified as a Secondary Arterial. Secondary Arterial streets have a minimum right-of-way width requirement of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: No transit routes or bus stops are directly adjacent to the subject property, but it is included in a Transit-Oriented Development Area subhub.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: East 36th Street North runs parallel to the south side of the subject property and has a average annual daily traffic (AADT) count of 2,122 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is partially included in both a FEMA 100-year flood zone, FEMA 500-year flood zone, and the Tulsa Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 74%. 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. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: There are several parcels of agricultural land surrounding the subject property. Hawthorne Park is nearby to the southwest of the subject property.

Sample Motion

I move to *approve or deny* a variance to reduce the required build-to-zone percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6), *from 50% to 29% along the primary street frontage and from 25% to 20% along the secondary street frontage*; and a variance to reduce the required minimum transparency percentages in the MX2-V-65 district (Section 10.030-D, Table 10-6), *from 35% to 9.02% on the west façade, 6.22% on the south façade, and 9.32% on the north façade*,

- 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

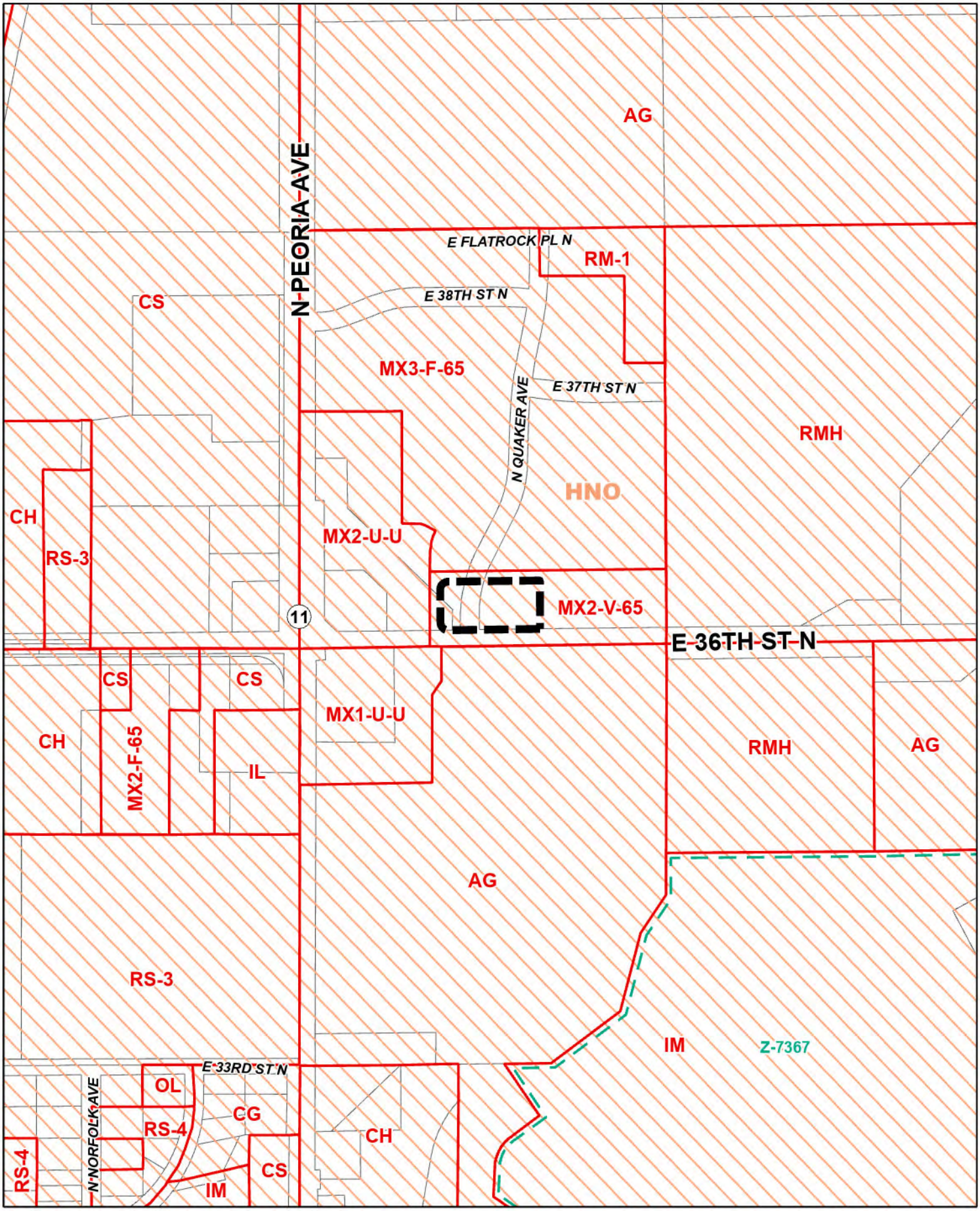
g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

Property Description

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE IN DIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N88°08'50"E FOR A DISTANCE OF 1162.22 FEET; THENCE N01°21'19"W FOR A DISTANCE OF 50.00 FEET; THENCE S88°08'50"W FOR A DISTANCE OF 401.18' TO THE POINT OF BEGINNING; THENCE CONTINUING S88°08'50"W FOR A DISTANCE OF 291.13 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' A DISTANCE OF 39.56 FEET; THENCE N01°11'20"W A DISTANCE OF 104.64 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' A DISTANCE OF 39.28 FEET; THENCE N88°49'30"E A DISTANCE OF 289.65 FEET; THENCE S01°50'57"E A DISTANCE OF 151.20 TO THE POINT OF BEGINNING.

Exhibits

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



Feet
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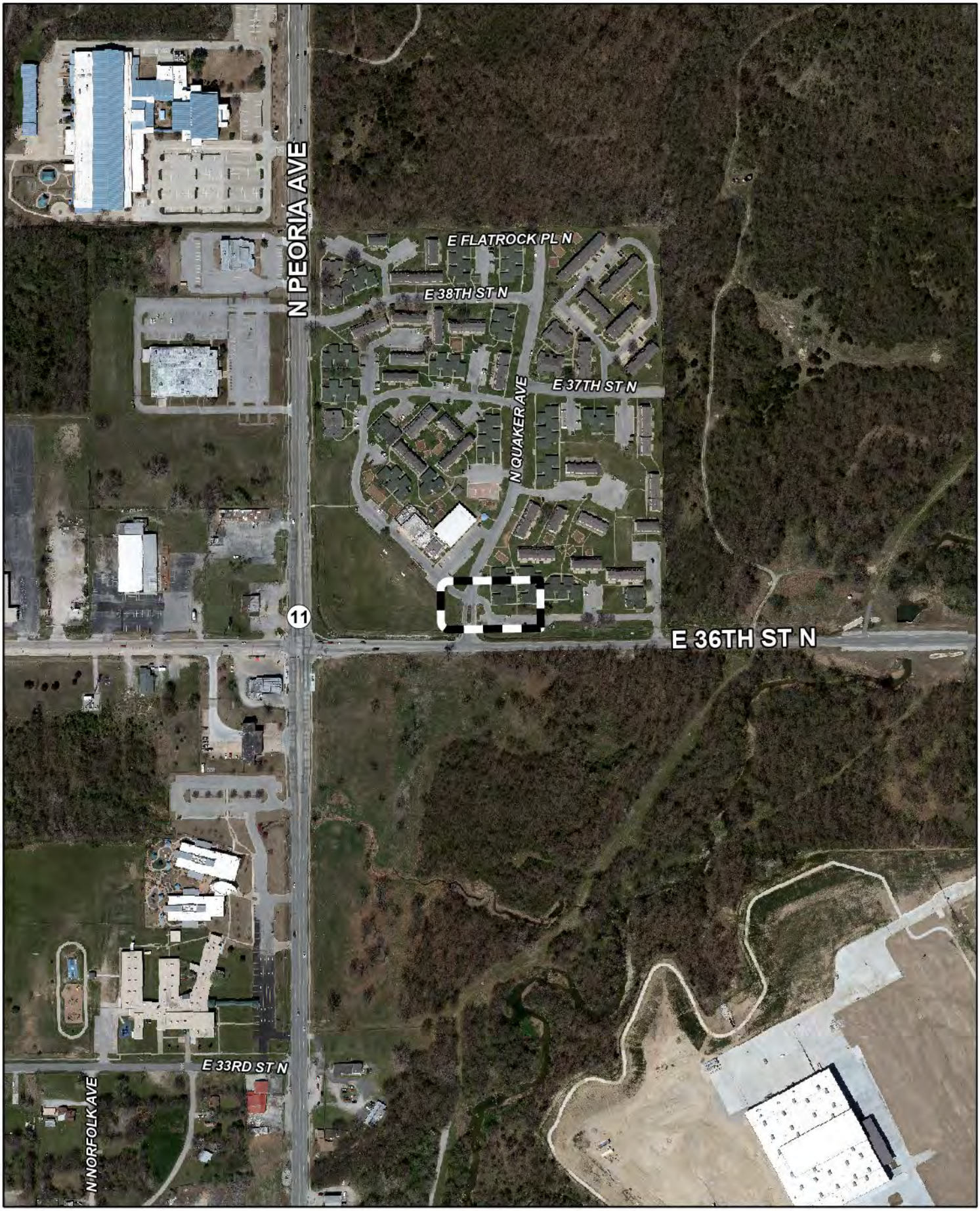
Subject Tract

BOA-23800

20-13 18

N



Feet
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Subject Tract

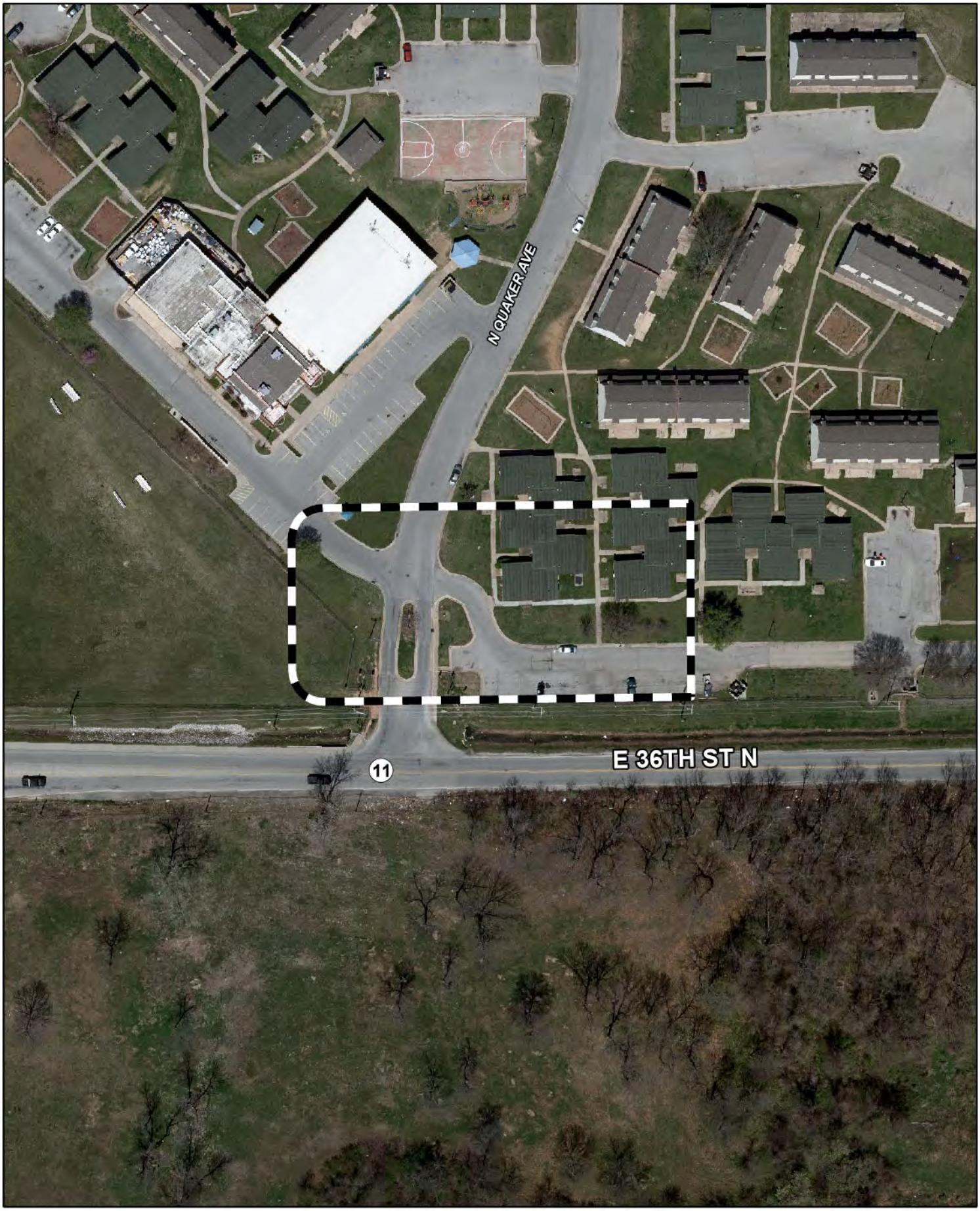
BOA-23800

20-13 18

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

Aerial Photo Date: 2022

N



Feet
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Subject Tract

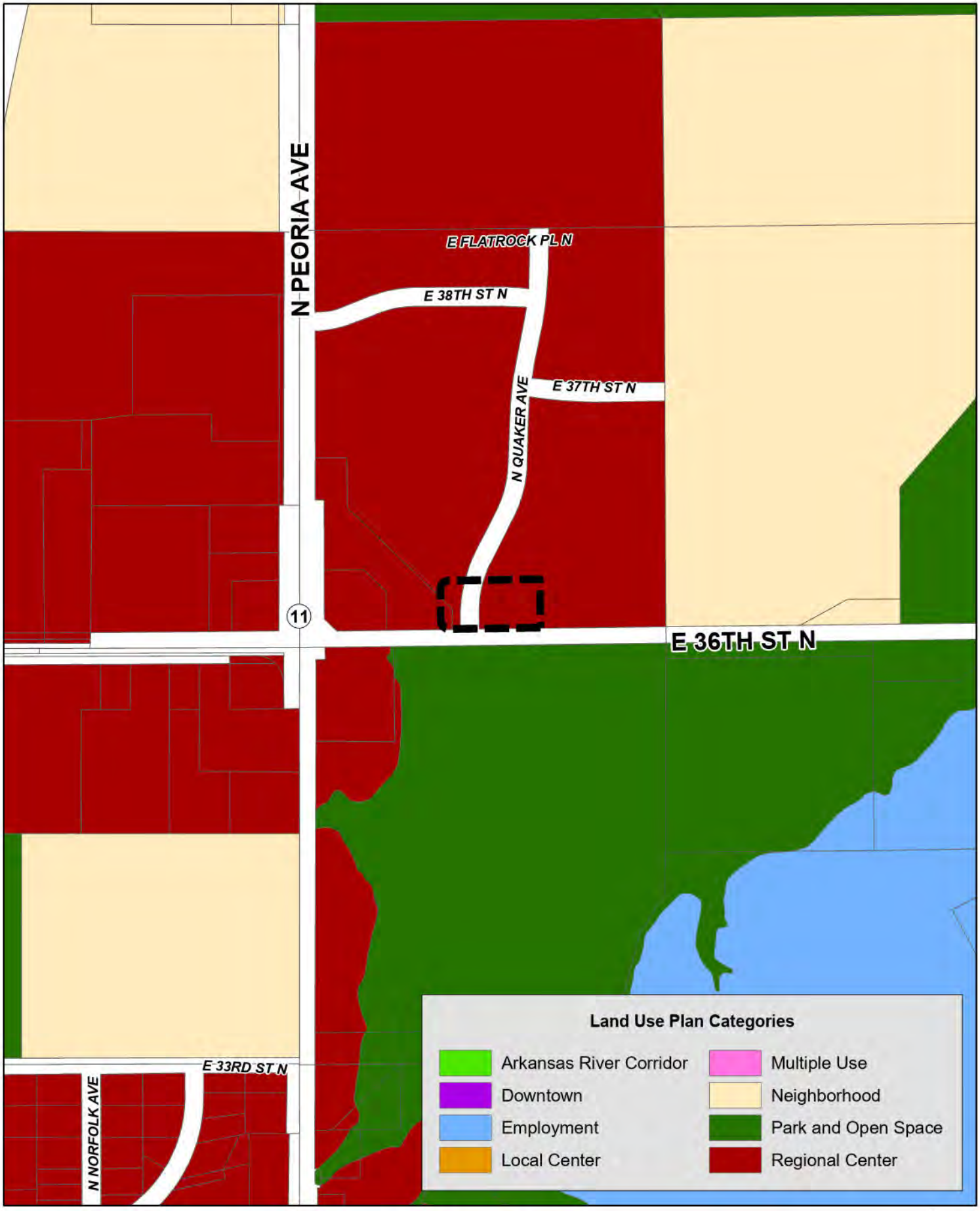
BOA-23800

20-13 18

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

Aerial Photo Date: 2022

N



Feet
0 200 400

Subject Tract

BOA-23800

20-13 18

N

wallace design collective

Variance Response
Comanche

The subject property is located at the north-east corner of East 36th Street North & North Quaker Avenue. The site is roughly one (1) acre in size and is zoned MX2-V-65: MX2(community mixed-use), V (variable), and 65 (height designation). The comprehensive plan designation is Regional Center. A sequence of variance / special exception was approved during the 1/23/2024 Board of Adjustment (BOA) agenda. The subject property is associated with approved subsection D. Phase 2 – Lot referenced in the 1/23/2024 narrative, requesting a reduction of the BTZ percentage to 40% stating that the building type does not lend itself to a long, slender layout.

The relevant 1/23/2024 items that affect the subject property include:

- Variance to reduce the Build-to-Zone (BTZ) percentage from 50% to 40%in the MX2-V District (Sec. 10.030-D, Table 10-6);

Requested are two variances:

1) Modification of the established BTZ for construction of a new, 3,000 sf (approx.) multi-purpose building.

   Table 10-6 dictates that primary streets (E. 36th St. N) shall have a 40% BTZ percentage and secondary streets (N. Quaker Ave. & E. 36th Pl. N.) shall have a 25% BTZ percentage. Due to the long and slender layout, the request is to allow a primary street BTZ percentage of 29% and a secondary street BTZ percentage of 20%.

2) Reduction of the transparency standards outlined in Section 90.140 of the zoning code.

   Table 10-6 dictates that minimum transparency for ground floors shall be 40%, while upper floors shall be 20%. The proposed building is one (1) story, however, the façade extends higher, providing additional transparency. The request is for consideration of modifying the transparency shown to include all windows under a ground floor status.

VARIANCE CRITERIA

1. That the physical surroundings, shape, or topographic 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.

BOA 23800

Exhibit “A”

SHEET 1 OF 1

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE IN DIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N88°08’50”E FOR A DISTANCE OF 1162.22 FEET; THENCE N01°21’19”W FOR A DISTANCE OF 50.00 FEET; THENCE S88°08’50”W FOR A DISTANCE OF 401.18’ TO THE POINT OF BEGINNING; THENCE CONTINUING S88°08’50”W FOR A DISTANCE OF 291.13 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 25.00’ A DISTANCE OF 39.56 FEET; THENCE N01°11’20”W A DISTANCE OF 104.64 FEET; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 25.00’ A DISTANCE OF 39.28 FEET; THENCE N88°49’30”E A DISTANCE OF 289.65 FEET; THENCE S01°50’57”E A DISTANCE OF 151.20 TO THE POINT OF BEGINNING.

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

BTZ (10.030; Table 10-6; 90.110)

Section 90.110-C states that on a corner lot the development administrator is authorized to designate which street is primary and which street is secondary. On corner lots, the building must be within the required build-to-zone for the first 25' extending from the intersection of the two street rights-of-way.

The BTZ percentages approved are as follows:

Primary Street BTZ = 40% (requesting 29%)
Secondary Street BTZ – 25% (requesting 20%)

Along the assumed Primary Street (E. 36th St. N) the BTZ percentage is approximately 29.2% due to the extreme width vs. length of the subject site. The request is to modify the BTZ to 29%.

Along the assumed Secondary Street (N. Quaker Ave.) the calculated BTZ percentage is approximately 20.4%. The request is to modify the BTZ to 20%.

Due to the dimensions of this site, it is not practical to meet the BTZ standards while providing a functional structure on-site.

Transparency (Table 10-6; 90.140)

Based on the transparency calculations dictated in Table 10-6 of the zoning code, transparency shall be provided with a 40% calculation on the ground floor and 20% calculation on the upper floors. Section 90.140 provides guidance on calculating ground floor versus upper floor; however, the proposed building is a 1-story structure that extends higher than the typical height of a 1-story building. Due to the conflicts in with the general shape of the lot, the proposed structure is exceedingly long and skinny. The request is to consider the windows above 8' to be counted toward the 40% ground floor transparency requirement.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

BTZ (10.030; Table 10-6; 90.110)

The proposed structure is considered secondary to the urban farm use and is built within the BTZ setback zone. The structure has been designed as close as practical to the BTZ percentage calculations. The length of this structure will be approximately 91.5' and the width will be approximately 31.5'.

Transparency (Table 10-6; 90.140)

Based on the fact that this structure is one-story with a façade that extends higher than typical, the request is to consider the additional windows above the 3'-8' calculation toward the ground floor transparency calculation.

3. 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.

BTZ (10.030; Table 10-6; 90.110)

The circumstances related to the BTZ are unique in the fact that the structure is secondary to the urban farm use on this site. The proposal meets the BTZ setback, but being secondary in nature and size does not quite allow for the BTZ percentage requirement to me obtained.

Transparency (Table 10-6; 90.140)

The transparency standards are intended to address calculations based on ground floor versus upper floor(s). As a one-story building designed with windows above the ground floor calculation area (3'-8') it would be uniquely appropriate to consider the additional, higher windows toward the transparency calculation.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner.

BTZ (10.030; Table 10-6; 90.110)

The client is faced with addressing requirements on an existing site with difficult to meet lot and building regulations. The urban farm use is an excellent, complementary use to the surrounding properties, but the restrictions of a long and skinny lot make an accessory building impractical for the site.

Transparency (Table 10-6; 90.140)

The one-story nature of the proposed building with additional, higher façade, is not addressed in the existing zoning code. The addition of higher windows, particularly on the south frontage, are meant to maximize transparency along the street frontage.

5. That the variance to be granted is the minimum variance that will afford relief.

BTZ (10.030; Table 10-6; 90.110)

Based on the intended use as open space / urban farm with an accessory multi-purpose building to support the use, a larger structure than the proposed 3,000 sf (approximate) would be

impractical. We are asking for the minimum amount of relief to accommodate the total frontage percentage requirement based on the BTZ standards dictated in Table 10-6.

Transparency (Table 10-6; 90.140)

The south facing façade, in particular, has been prioritized to include additional transparency above the "ground floor" so as to closely meet façade / transparency requirements while minimizing to the greatest amount the relief requested.

6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is location, nor substantially or permanently impair use or development of adjacent property.

BTZ (10.030; Table 10-6; 90.110) & Transparency (Table 10-6;90.140)

The urban farm / open space use with an accessory multi-purpose building is an allowed use based on the zoning existing zoning designation. This is a complementary use to the mixed-use designations within this development that would enhance rather than detract from the character of this neighborhood.

7. 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.

BTZ (10.030; Table 10-6; 90.110) & Transparency (Table 10-6;90.140)

Compared to the allowance currently provided in the various mixed-use designations with this neighborhood, the urban farm use would be minimal impact and certainly accessory / complementary to the surrounding use and Regional Center designation.

BENNETT
SURVEYING, INC.

COMANCHE PARK ADDITION
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N88°08'50"E FOR A DISTANCE OF 1164.22 FEET; THENCE N01°21'19"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°21'19"W FOR A DISTANCE OF 1272.54 FEET; THENCE S88°08'58"W FOR A DISTANCE OF 1110.06 FEET;THENCE S01°10'30"E FOR A DISTANCE OF 852.26 FEET; THENCE N88°49'30"E FOR A DISTANCE OF 30.00 FEET; THENCE S01°10'30"E FOR A DISTANCE OF 379.99 FEET; THENCE S46°10'30"E FOR A DISTANCE OF 55.93 FEET; THENCE N88°08'50"E FOR A DISTANCE OF 1044.51 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 32.18 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON APRIL 2ND, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY AS BEING N88°08'50"E.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF APRIL, 2020.

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF
BENNETT
1815
OKLAHOMA

CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE:200361

Point of Beginning : North: 445308.3083' East: 2566878.9068'

Segment #1 : Line

Course: N01°21'19"W Length: 1272.54'
North: 446580.4923' East: 2566848.8089'

Segment #2 : Line

Course: S88°08'58"W Length: 1110.06'
North: 446544.6455' East: 2565739.3278'

Segment #3 : Line

Course: S01°10'30"E Length: 720.87'
North: 445823.9271' East: 2565754.1101'

Segment #4 : Line

Course: S01°10'30"E Length: 131.39'
North: 445692.5647' East: 2565756.8044'

Segment #5 : Line

Course: N88°49'30"E Length: 30.00'
North: 445693.1799' East: 2565786.7981'

Segment #6 : Line

Course: S01°10'30"E Length: 220.96'
North: 445472.2683' East: 2565791.3291'

Segment #7 : Line

Course: S01°10'30"E Length: 159.03'
North: 445313.2684' East: 2565794.5903'

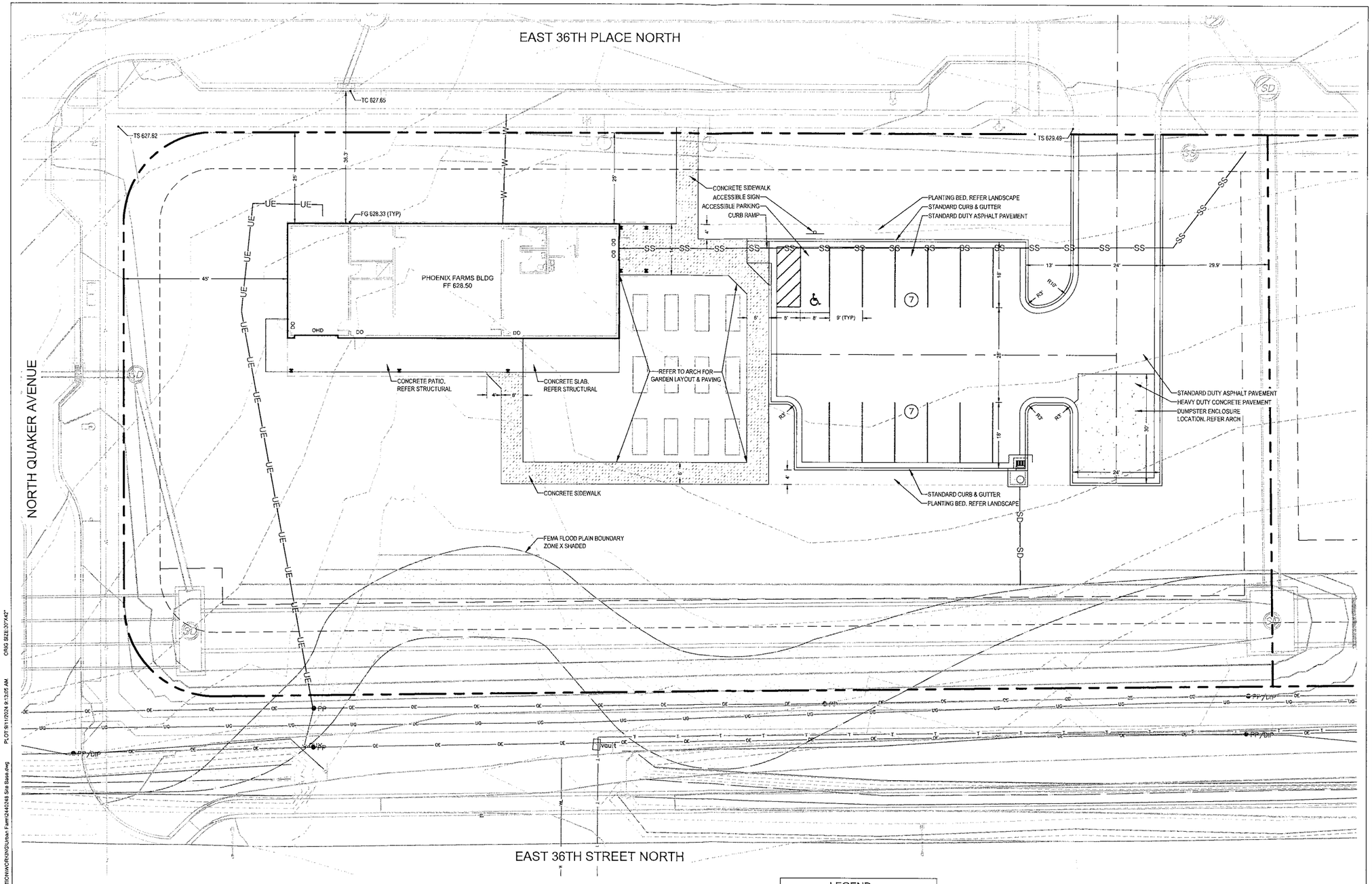
Segment #8 : Line

Course: S46°10'30"E Length: 55.93'
North: 445274.5378' East: 2565834.

Segment #9 : Line

Course: N88°08'50"E Length: 1044.51'
North: 445308.3083' East: 2566878.9068'

Perimeter: 4745.29' Area: 32.18acres



LEGEND

- HEAVY DUTY ASPHALT PAVEMENT RE: 1/C-800
- STANDARD DUTY ASPHALT PAVEMENT RE: 1/C-800
- HEAVY DUTY CONCRETE PAVEMENT RE: 1/C-800
- STANDARD DUTY CONCRETE PAVEMENT RE: 1/C-800
- REINFORCED CONCRETE PAD RE: 1/C-800
- CONCRETE SIDEWALK RE: 7/C-800

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 2'-00" UNLESS OTHERWISE INDICATED.

N

10 0 5 10
1" = 10'

811 Know what's below. Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

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PHOENIX FARM + KITCHEN

36TH ST NORTH & PEORIA AVE, TULSA, OK 74106

REV	DESCRIPTION	DATE

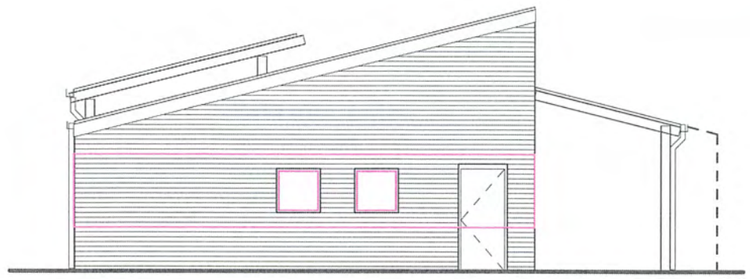
DATE 9/11/2024
PROJECT NO. 2440248
SHEET NAME

SITE PLAN

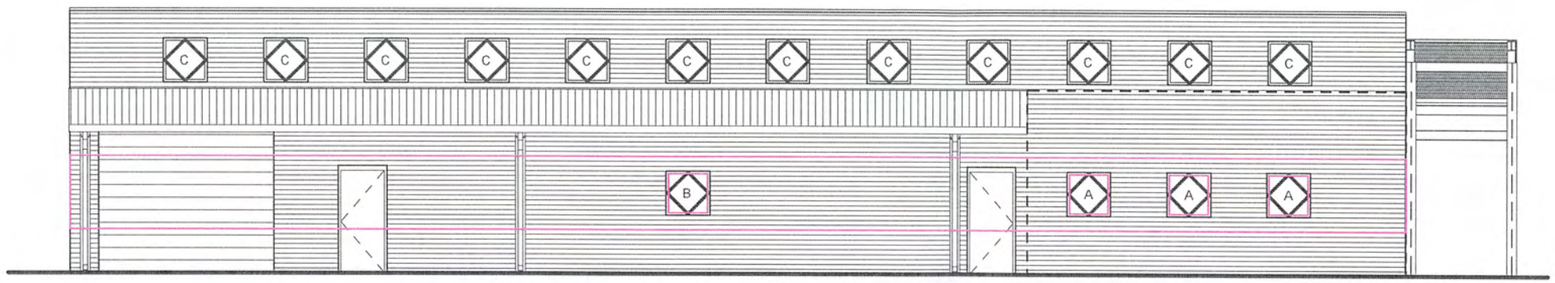
SHEET NO. C400

13.18

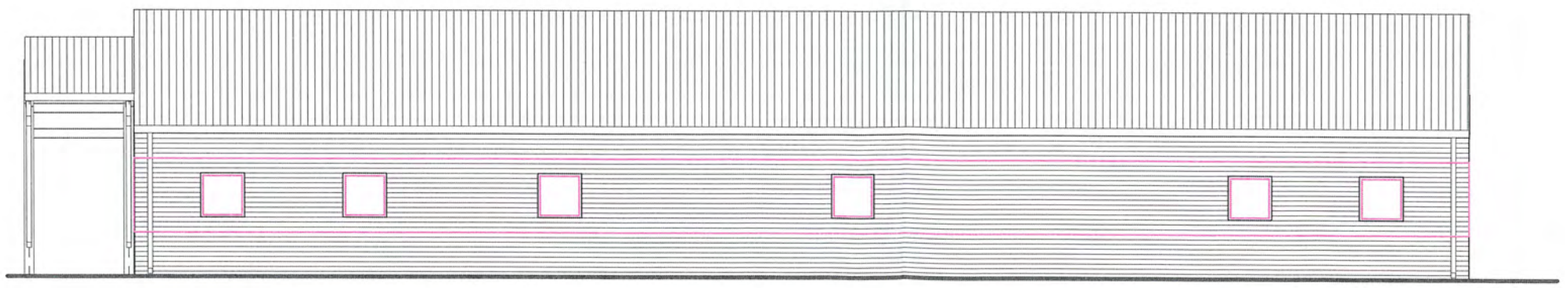
\\cnt-server\Projects\2440901 Comanche Park CIP\Dwg\PRODUCTION\WORKING\Vultran Farm\2440248 Site Base.dwg PLOT:9/11/2024 9:13:05 AM ORG SIZE:30"X42"



WEST ELEVATION
TOTAL AREA: 157.53 SF
TRANSPARENCY: 14.22 SF (9.02%)



SOUTH ELEVATION
TOTAL AREA: 457.60 SF
TRANSPARENCY: 28.44 SF (6.22%)



NORTH ELEVATION
TOTAL AREA: 457.60 SF
TRANSPARENCY: 42.66 SF (9.32%)

0 5 10
1" = 10'

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wallace design collective, pc
structural·civil·landscape·survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

Phoenix Farm +Kitchen

36th St North &
Peoria Ave.
Tulsa, OK 74106

DATE October 1, 2024
PROJECT NO. 2340001
SHEET NAME

Transparency Study

SHEET NO.
Exhibit A