**Owner and Applicant Information**  
Applicant: Justin DeBruin, Wallace Design Collective  
Property Owner: Monte Cassino / Congregation of the Benedictine Sisters of the Sacred Hearts  

**Property Location**  
2206 S. Lewis Ave. E.  
Tract Size: ±13.4 acres  

**Location within the City of Tulsa**  
*(shown with City Council districts)*

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**Elected Representatives**  
City Council: District 4, Laura Bellis  
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

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**Request Summary**  
Special Exception to increase the permitted fence height inside the street setback (Sec. 45.080-A)

**Zoning**  
Zoning District: RS-3  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**  
Land Use Plan: Regional Center  
Small Area Plans: None  
Development Era: Streetcar

**Transportation**  
Major Street & Highway Plan: Urban Arterial 21st & Lewis  
planitulsa Street Type: N/A  
Transit: Bus Routes  
Existing Bike/Ped Facilities: Sidewalks  
Planned Bike/Ped Facilities: A signed route is recommended on S. Yorktown Ave. in the Tulsa Go Plan.

**Environment**  
Flood Area: City of Tulsa Regulatory Floodplain  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: N/A
**Staff Analysis**

The applicant is requesting a Special Exception to increase the permitted fence height inside the street setback (Sec. 45.080-A). The applicant is proposing a 6' tall fence within the street setback.

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**Relevant Case History**

- None

**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:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Multiple Use</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>OM, CS</td>
<td>Multiple Use</td>
<td>Office, Commercial</td>
</tr>
<tr>
<td>South</td>
<td>RS-2</td>
<td>Neighborhood</td>
<td>Neighborhood</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Regional Center</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**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 Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

**Transportation**

**Major Street & Highway Plan:** Urban Arterial 21st & Lewis Ave.
Comprehensive Plan Street Designation: N/A

Transit: Bus Routes

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: A signed route is recommended on S Yorktown Ave in the Tulsa Go Plan.

Arterial Traffic per Lane: North (E 21st St S - 3,807 Vehicles per Lane) & East (S Lewis Ave - 3,878 Vehicles per Lane)

Environmental Considerations
Flood Area: City of Tulsa Regulatory Floodplain

Tree Canopy Coverage: 20-30%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion
I move to approve or deny a Special Exception to increase the permitted fence height inside the street setback (Sec. 45.080-A),

- 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 that the requested Special Exception will be 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.

Property Description
Lots 1 to 11 Inc Blk 4 & Lots 1 to 9 Block 5 & Part of Vac Zunis Ave & 22nd St Boman, Brentwood Hgts, City of Tulsa, Tulsa County, State of Oklahoma,

AND

BEG 630S & 40W NEX TH W11130 TO EL ST TH NELY139.6 NLY CV LF 45.63 TO SWC BLK 1 THE YORKTOWN TH E485.26 N82.39 ELY 80.94 NEW75.79 NE94.9 NE47.73 N182.28 TO SL ST TH E APROX 302.33 SELY CV RT APROX 75.82 TO WL ST TH S APROX 503.33 POB SEC 18 19 13 Acres, City of Tulsa, Tulsa County, State of Oklahoma
Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits
Land Use Plan Categories

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

BOA-23700
19-14 04

11.8
SOUTH VEHICULAR GATE

NOTES:
1. GATE, HARDSCAPE, AND KEY PAD TO ALL CONFORM TO LOCAL STATE AND FEDERAL GUIDELINES AND REGULATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.
2. FENCE, COLUMN AND GATES ARE CONCEPTUAL IN NATURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
FENCE AND COLUMN DETAIL

DOUBLE GATE

CONCRETE CAP
1" CONCRETE BAND
BRICK TO MATCH EXISTING SCHOOL BUILDING
COLUMNS TO HAVE CMU CORE PER STRUCTURAL DESIGN
CONCRETE FOOTING PER STRUCTURAL DESIGN
3" SQUARE METAL POST, POWDER COATED BLACK
2½" BLACK METAL FENCE WITH 3½" SQ TOP FINALS
BOTTOM GAP NOT TO EXCEED 4½"
CMU BLOCKING
2½" MORTAR JOINT
FENCE POST FOOTING PER MANUFACTURERS RECOMMENDATIONS ARE TO BE VERIFIED BY STRUCTURAL
DECORATIVE CONCRETE LOGO MEDALLION (OPTIONAL)

NOTES:
1. COLUMNS NOT TO EXCEED 1½" GRADE DIPS BETWEEN EACH COLUMN WALL TO BE ADDED WHERE GRADE EXCEEDS 1½" IN 20'
2. FENCE TO BE 6' BLACK POWDER COATED STEEL, FENCE WITH DOUBLE TOP RAIL, AMERISTAR MONTAGE OR APPROVED EQUAL

DOUBLE GATE

NOTES:
1. GATE, HARDSCAPE, AND ENTRY PAD TO ALL CONFORM TO LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.
2. FENCE, COLUMN AND GATES ARE CONCEPTUAL IN NATURE. CONTRACTOR TO BURNISH SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO CONSTRUCTION

11.10