

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-562 Staff Report**  
**Hearing Date:** March 19, 2025  
**Prepared by:** Jay Hoyt  
jhoyt@incog.org  
918-579-9476

**Owner and Applicant Information**

Applicant: Dustin Kiley Mitchell / Mitchell Investment Properties

Property Owner: Michael Woods and Peggy Denise Woods

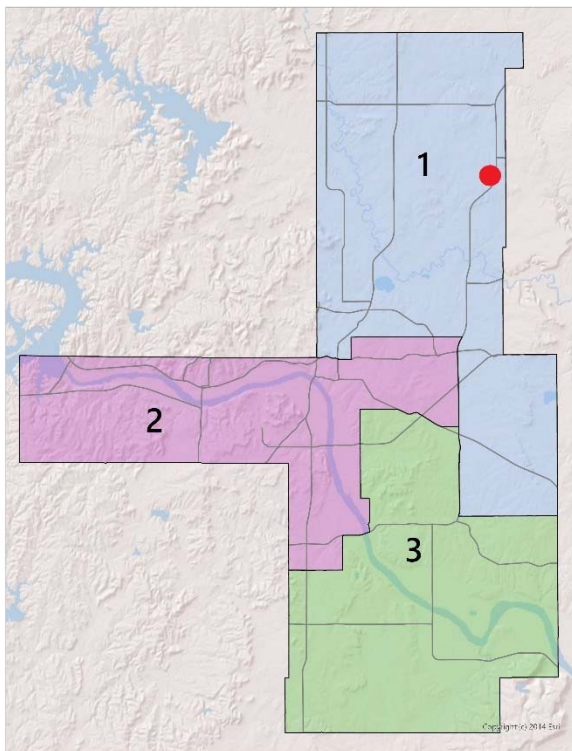
**Property Location**

Northwest corner of E 105th Street North and North 135th East Avenue

Tract Size: ±4.62 acres

**Location within Tulsa County**

*(shown with County Commission districts)*



**Elected Representatives**

County Commission: District 1, Stan Sallee

**Staff Recommendation**

Staff recommends **approval**.

**Request Summary**

Rezone subject properties from AG to CS to permit a commercial plumbing service.

**Zoning**

Existing Zoning: Agriculture (AG)

Proposed Zoning: CS (Commercial Shopping)

**Use**

Current Use: Vacant

Proposed Use: Commercial (Plumbing Service)

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Commercial (Owasso)

**Transportation**

Major Street & Highway Plan: E 105th St N: No Designation,  
N 135th E Ave: Residential Collector

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environment**

Flood Area: None

Parks & Open Space: None



**Detailed Staff Recommendation**

The applicant is requesting to rezone from AG to CS to permit a commercial plumbing service.

The proposed CS zoning would allow commercial uses on the subject lots. The applicant has stated that they proposed to build a commercial plumbing service. Plumbing services fall under the Commercial – Building Services category of the allowable uses listed on table 6-1 of the Tulsa County Zoning Code. This proposed use is allowed by right within the CS zoning district. The site lies within the Commercial designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Owasso Comprehensive Plan. The proposed use is compatible with this designation.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

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

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as: Commercial

*“The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.”*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS (Owasso)	Commercial	Vacant
East	AG (Owasso)	None (US Hwy 169)	Highway
South	AG	Commercial	Single-Family/Vacant
West	RE	Commercial	Single-Family

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: E 105<sup>th</sup> St N has no designation and N 135<sup>th</sup> E Ave is designated as a Residential Collector

Transit: None



Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environmental Considerations**

Flood Area: None

Parks & Open Space: None

**Zoning History**

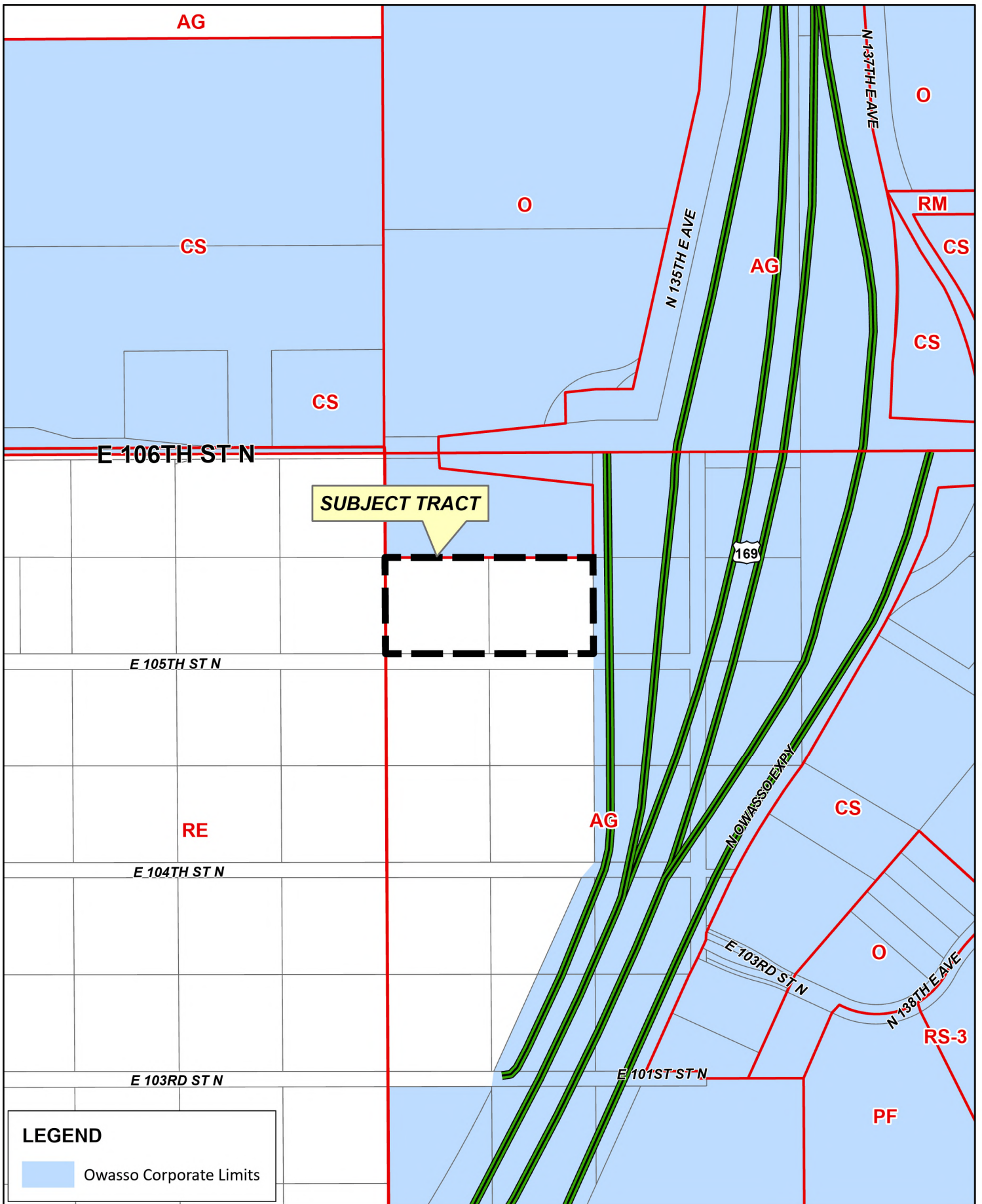
Resolution 98254, dated September 15 1980, established zoning for the subject property.

**Exhibits**

Case map

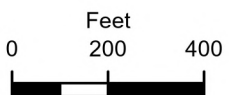
Aerial

Tulsa County Comprehensive Plan Land Use Map



# CZ-562

21-14 16



3.4





E 106TH ST N

SUBJECT TRACT

E 105TH ST N

E 104TH ST N

E 103RD ST N

N 135TH AVE

N 137TH AVE

169

NOWASSO EXPY

E 103RD ST N

N 138TH AVE

E 101ST ST N

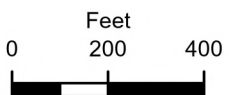
**CZ-562**

21-14 16

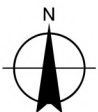
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

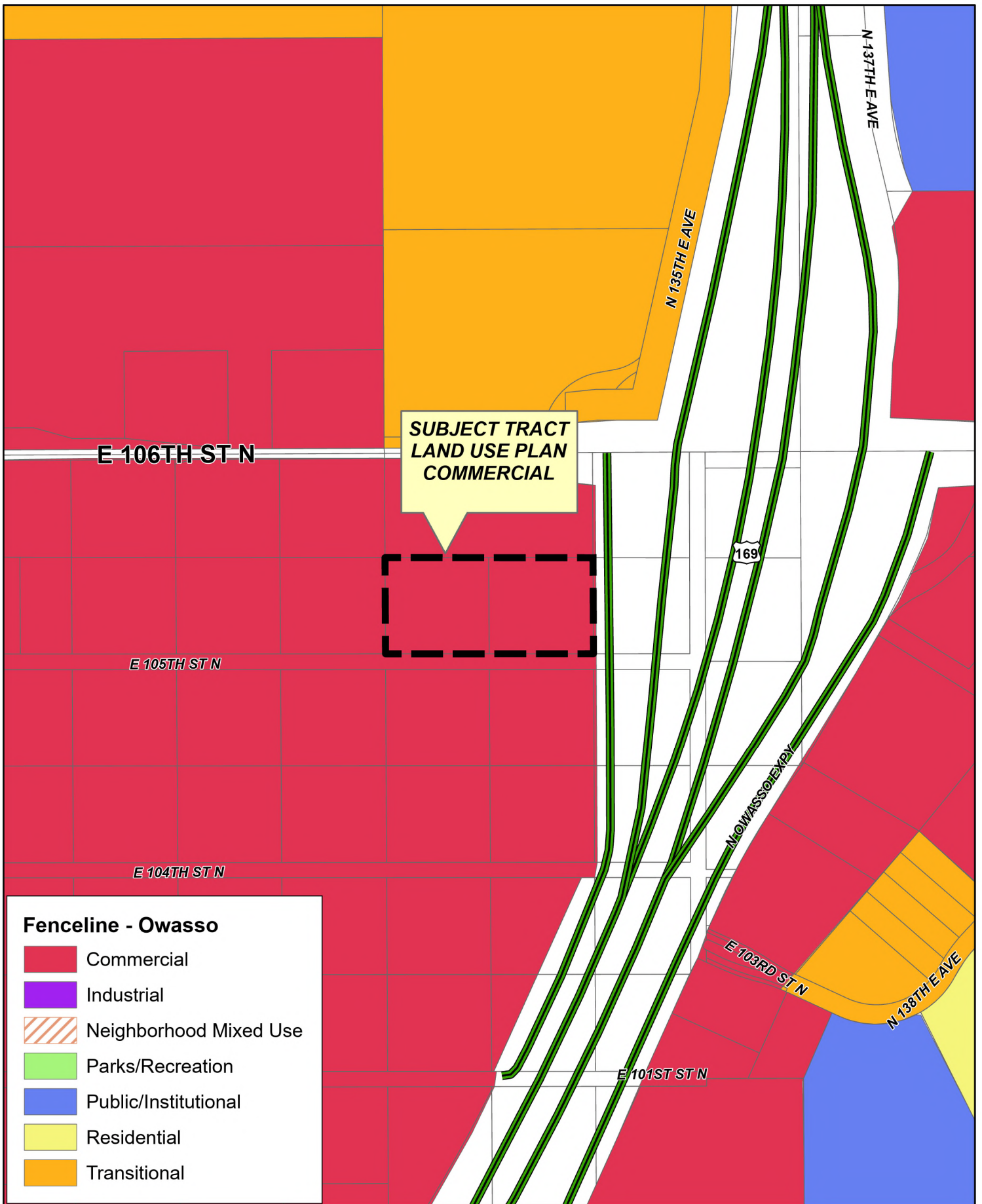
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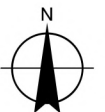
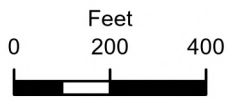
 Subject Tract







SUBJECT TRACT  
LAND USE PLAN  
COMMERCIAL



**Hoyt, Jay**

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**From:** Michelle McMillan <mmcmillan111@gmail.com>  
**Sent:** Thursday, January 23, 2025 8:07 PM  
**To:** esubmit  
**Subject:** Zoning change Request

I live at 10317 N 129th E Ave, Owasso OK 74055. Driving home from work this evening, I saw this sign posted. As a resident of the neighborhood, I do not want this zoning change to take place.