

**Tulsa Metropolitan Area  
Planning Commission**



**Case CZ-564 Staff Report**

**Hearing Date:** May 7, 2025

**Prepared by:** Jay Hoyt  
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918-579-9476

**Owner and Applicant Information**

Applicant: Landmark Solutions

Property Owner: Revolutionary Investments Limited

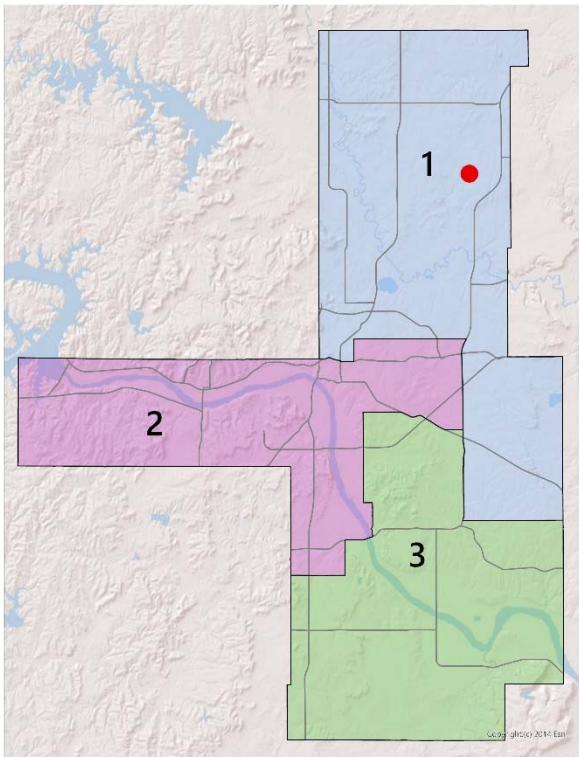
**Property Location**

West of the Northwest corner of E 106<sup>th</sup> Street North  
and North Garnett Road

Tract Size: ±6.58 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 CG to permit a  
Covered RV and Boat Storage.

**Zoning**

Existing Zoning: Agriculture (AG)

Proposed Zoning: Commercial General (CG)

**Use**

Current Use: Agricultural

Proposed Use: Commercial

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Commercial/Transitional (Owasso)

**Transportation**

Major Street & Highway Plan: E 106<sup>th</sup> St N: Secondary Arterial

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 CG to a permit covered RV and boat storage.

The applicant is proposing to rezone from AG to CG to permit an RV and Boat storage facility. The proposal lies within the commercial and transitional designation of the Tulsa County Comprehensive Plan, which adopted the land use designations in place by the City of Owasso Comprehensive Plan. This proposal is compatible with this designation. Staff has reached out to the City of Owasso who has no objections to the proposal except for the northern half of the property being designated at transitional, which does not necessarily denote commercial development.

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/Transitional

*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.*

*The Transitional Land Use District represents a transition zone from single-family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhouses) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single-family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities.*

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RE	Residential	Single-Family
East	RM/CS	Residential	Single-Family
South	CS	Commercial	Institutional
West	AG	Commercial/Transitional	Single-Family Residential



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### **Small Area Plans**

None

### **Transportation**

Major Street & Highway Plan: N 106<sup>th</sup> St N W Ave is designated as a Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

### **Environmental Considerations**

Flood Area: None

Parks & Open Space: None

### **Zoning History**

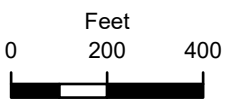
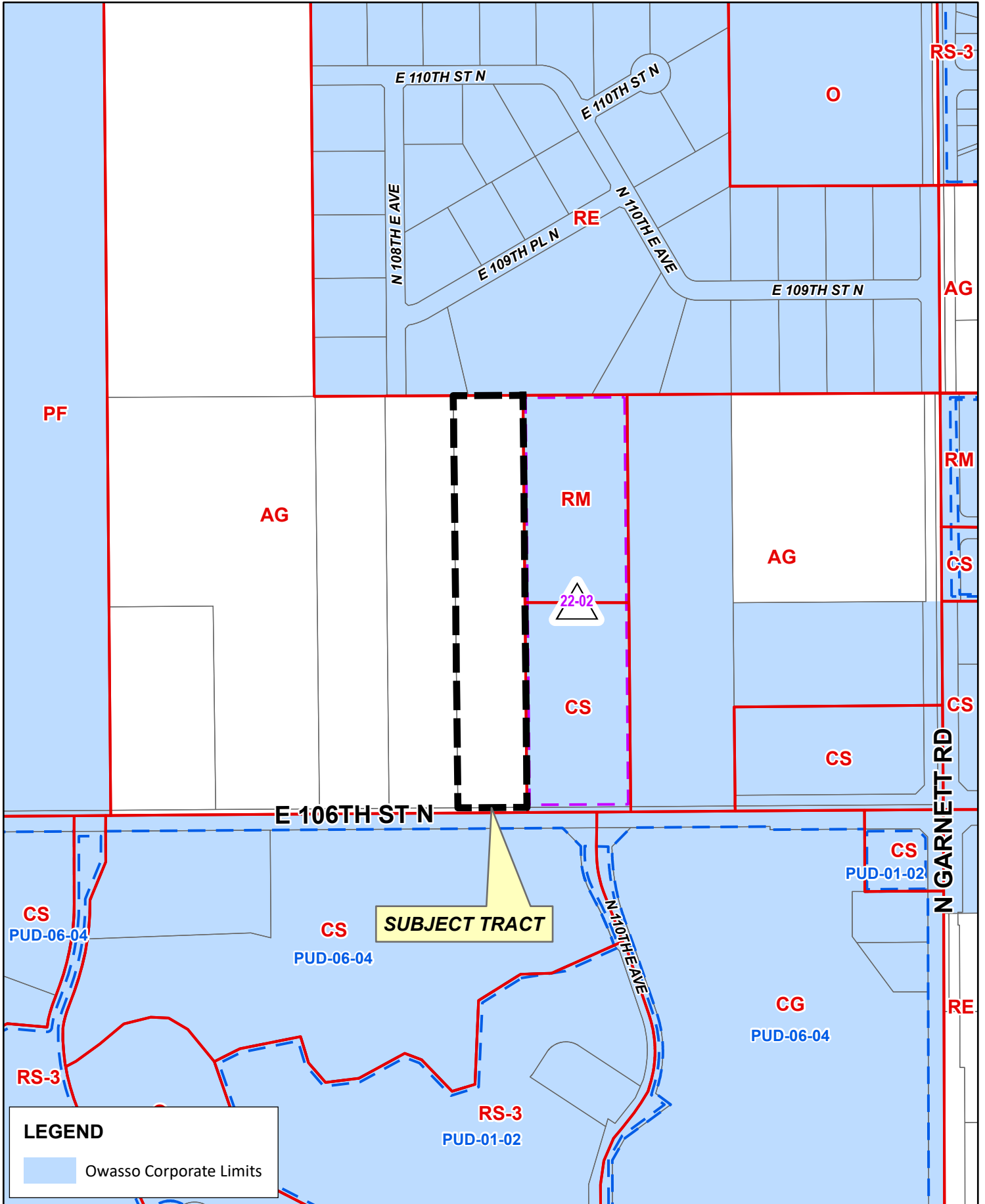
Resolution 98254, dated September 15 1980, established zoning for the subject property.

### **Exhibits**

Case map

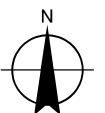
Aerial

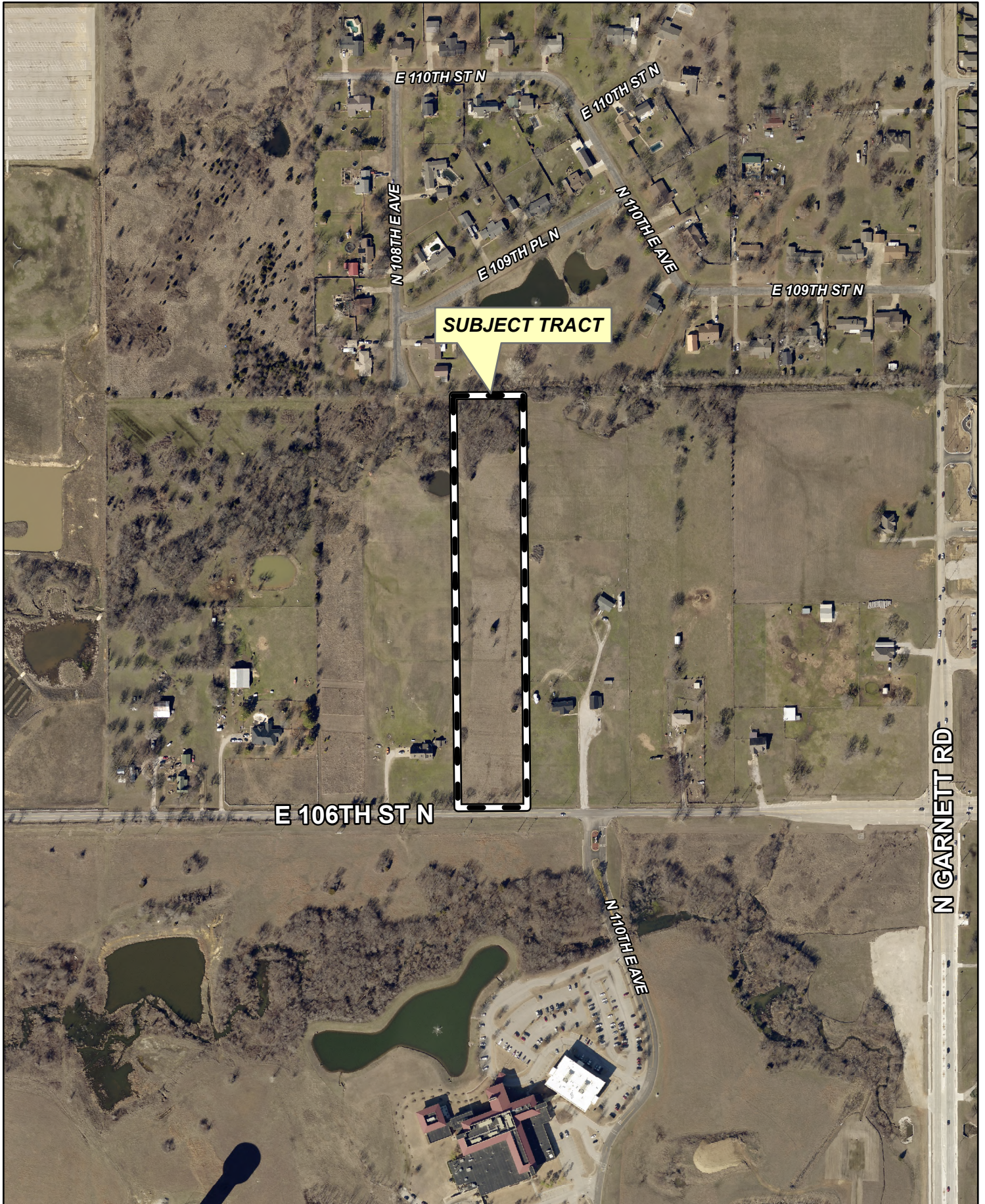
Tulsa County Comprehensive Plan Land Use Map



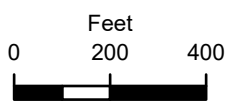
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**SUBJECT TRACT**



 Subject Tract

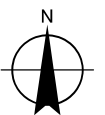
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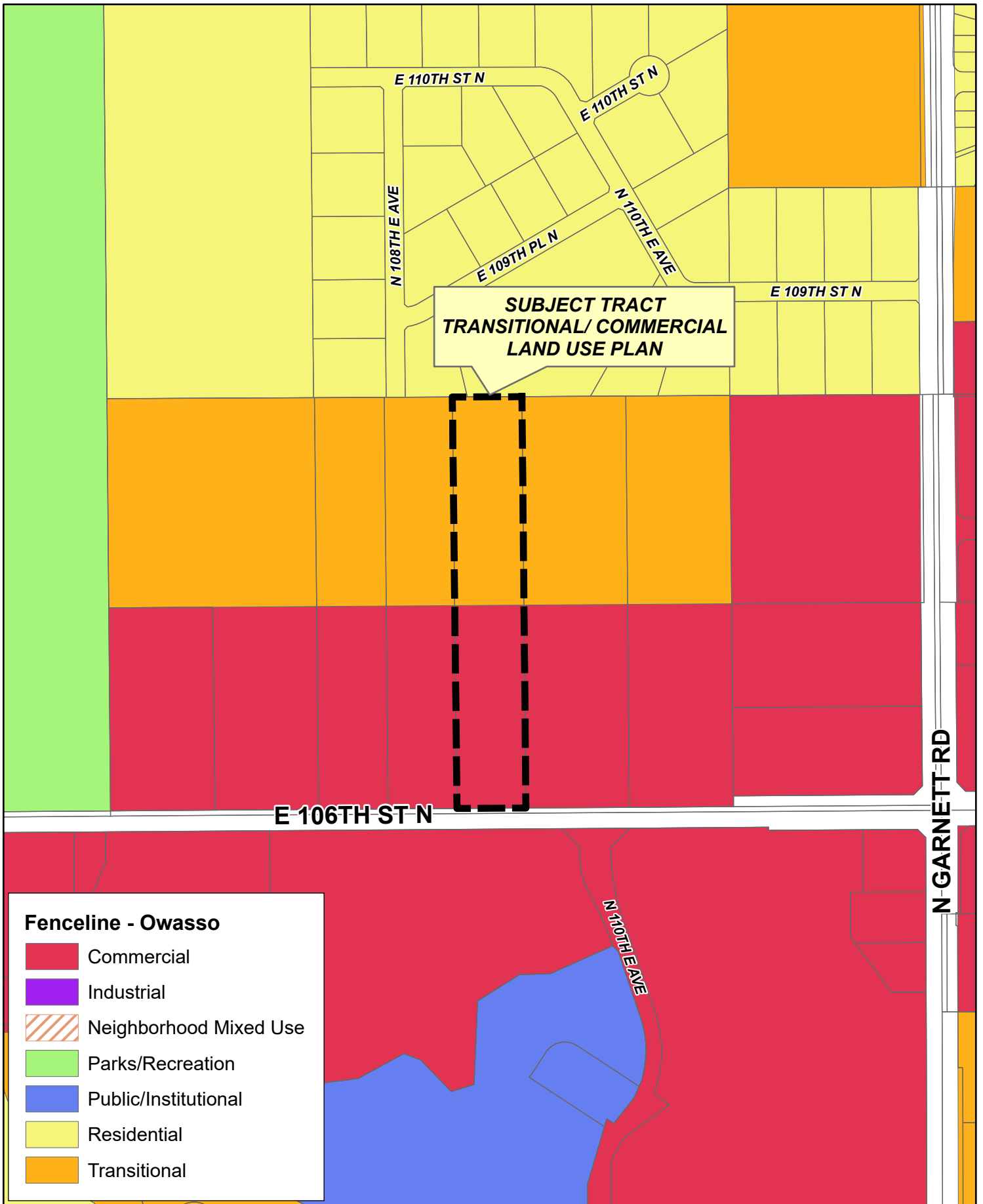
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023

**5.5**

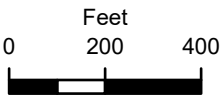




**SUBJECT TRACT  
TRANSITIONAL/ COMMERCIAL  
LAND USE PLAN**

**Fenceline - Owasso**

- Commercial
- Industrial
- Neighborhood Mixed Use
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional



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