
ORDINANCE NO. O-2122-22

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sanctuary Gardens and Wellness, L.L.C.
REQUESTED ACTION	Rezoning to CR, Rural Commercial District
EXISTING ZONING	RE, Residential Estates Dwelling District
SURROUNDING ZONING	North: RE, Residential Estates District East: TC, Tourist Commercial District South: RE, Residential Estates District West: RE, Residential Estates District
LOCATION	West of Oliphant Avenue between Alameda Drive and Alameda Street
SIZE	5.99 acres, more or less
PURPOSE	Plant nursery
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant, Dollar General East: Vacant, Alameda Market South: Single-family residential West: Single-family residential
CURRENT LAND USE PLAN DESIGNATION	Country Residential
PROPOSED LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicant, Sanctuary Gardens and Wellness, L.L.C., is requesting to rezone from RE, Residential Estates District, to CR, Rural Commercial District, to allow for a plant nursery, pollinator plants, and monarch butterfly waystation. The subject property is approximately 5.99 acres and a preliminary plat is also part of this application.

HISTORY: The subject property was rezoned from A-2, Rural Agricultural District, to RE, Residential Estates District, as part of a large rezoning of 240 acres approved by City Council on July 24, 1973. This area of Alameda Dr. has commercial development. The Dollar General across Alameda Dr. to the north was rezoned to CR, Rural Commercial District, with Ordinance

No. O-1213-12 approved by City Council on October 23, 2012. The parcel directly adjacent to the subject parcel on the west side of N. Oliphant Ave. and the parcel on the east side of N. Oliphant Ave. were rezoned to TC, Tourist Commercial, with Ordinance No. 1862 approved by City Council on February 22, 1966.

ZONING ORDINANCE CITATION: SEC 424.3 – CR, RURAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and convenience of rural residents. It is anticipated that this district will be the predominately used commercial district in rural Norman. It is intended that this zoning district be located at the intersection of improved section line roads.

EXISTING ZONING: The subject project is currently zoned RE, Residential Estates District. This zoning district allows only for residential and accessory uses. A commercial plant nursery would not be permitted in RE.

ANALYSIS: As stated above, the CR zoning district is meant to be the predominant commercial district in rural Norman. CR is also meant to be located at the intersection of improved section line roads; the subject property is located at the northeast corner of Alameda Street and 72nd Ave. N.E.

SITE PLAN: The proposed site plan shows three buildings: an office, a guttered greenhouse, and a single prothouse greenhouse. Adequate parking will be supplied for employees and customers. There are two proposed access points, one off Alameda Dr. and one off Alameda St. The site plan shows a dumpster enclosure on the north side of the parking lot. There is a detention basin in the southeast corner of the property. Because this application includes a preliminary plat and site development plan, the owner of the property will be required to follow the submitted site plan when obtaining building permits.

OPEN SPACE: Open space is not required in CR zoning, however, the applicant proposes to keep most of the property open to allow for plants and the monarch butterfly waystation. The development will follow all setback and landscaping requirements for this zoning district and use. The site plan shows a 10,000 square foot space to be used as a bearing orchard.

USE: The applicant proposes to use the property as a plant nursery and monarch butterfly waystation. There are a number of other commercial uses allowed by right, including:

- Artist material supply, studio, or hobby shop.
- Automobile service station.
- Bank.
- Barber shop, or beauty parlor.
- Child care center.
- Clothing and dry goods store.
- Farm Feed store.
- Firewood sales.
- Florist.
- Grocery or supermarket.
- Hardware store.
- Key shop.
- Medical Marijuana Dispensary, as allowed by state law.

- Office building and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse. Funeral homes and mortuaries shall not be considered professional services permitted in this district.
- Pharmacy.
- Plant nursery.
- News stand and tobacco store.
- Restaurant.
- Retail spirits store.
- Shoe store or repair shop.
- Tier I Medical Marijuana Processor, as allowed by state law.
- Tier II Medical Marijuana Processor, as allowed by state law.

No individual use shall exceed a Gross Floor Area of 35,000 square feet.

OTHER AGENCY COMMENTS:

PARK BOARD: Because this is a commercial development, the preliminary plat was not required to go before the Park Board.

PUBLIC WORKS: Alameda Drive and Alameda Street are existing. A 20' trail easement will be adjacent to Alameda Drive. There are no public utilities (water and sanitary sewer) to serve the property. Private systems will be utilized with City and ODEQ approvals. Stormwater runoff will be controlled by a proposed privately-maintained detention facility.

PREDEVELOPMENT: PD-27, July 22, 2021

Neighbors asked about operating hours and traffic. The applicant explained they will have normal business hours with some special events in the evenings or on weekends. They plan to be open 6 days a week. March and April will be peak months but at the height of the growing season they only expect 10 people at once as the maximum. Traffic should be similar to other plant nursery facilities. There will be no medical marijuana on site. The applicant intends to keep as many trees on the property as possible to maintain a visual barrier around the perimeter. There will be a monarch butterfly waystation and pollinator friendly plants. The applicant would like to use this business and property to give back to the community.

GREENBELT COMMISSION: November 15, 2021

Greenbelt forwards this item with no additional comments.

CONCLUSION: Staff forwards this request for rezoning to Rural Commercial District and Ordinance O-2122-22 to Planning Commission for your consideration.