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PRELIMINARY PLAT  
PP-2122-6

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ITEM NO. 7

**STAFF REPORT**

ITEM: CONSIDERATION OF A **PRELIMINARY PLAT FOR ALAMEDA GARDEN CENTER.**

LOCATION: Generally located west of Oliphant Avenue between Alameda Drive and Alameda Street.

INFORMATION:

1. Owner. Saffron Fletcher/Sanctuary Gardens and Wellness, LLC.
2. Developer. Saffron Fletcher/Sanctuary Gardens and Wellness, LLC.
3. Engineer. NSE Engineering Consultants.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
3. December 12, 1961. City Council adopted Ordinance No. 1332 placing this property in the A-2 zoning classification.
4. May 10, 1973. Planning Commission, on a vote 5-3, recommended to City Council that this property should not be placed in the RE, Residential Estates District and removed from A-2, Rural Agricultural District.
5. July 24, 1973. City Council adopted Ordinance No. O-7273-91 placing this property in RE, Residential Estates District and removing it from A-2, Rural Agricultural District.
6. December 9, 2021. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation.
7. December 9, 2021. The applicant has made a request to place this property in the CR, Rural Commercial District and remove it from RE, Residential Estates District.

IMPROVEMENT PROGRAM:

1. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
2. Sanitary Sewer. Any private system will require the Oklahoma Department of Environmental Quality approval.
3. Fire Protection. The City of Norman Fire Department located near this proposal will provide fire protection.
4. Streets. Alameda Drive will include a paved shoulder toward the western end of the property. There is an existing paved shoulder serving the majority of the property. Alameda Street is existing.
5. Trail. A 20-foot trail easement is proposed adjacent to Alameda Drive.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All required street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF RECOMMENDATION: This property consist of 5.89 acres and one lot. The proposal is a garden center. Staff recommends approval of the preliminary plat for Alameda Garden Center.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Alameda Garden Center to City Council subject to approval of Resolution No. R-2122-64 Ordinance No. O-2122-22.

ACTION TAKEN: \_\_\_\_\_