

RESOLUTION NO. R-2122-64

ITEM NO. 5

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**STAFF REPORT**

**ITEM:** Sanctuary Gardens and Wellness, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation for approximately 5.99 acres of property located west of Oliphant Avenue between Alameda Drive and Alameda Street.

**SUMMARY OF REQUEST:** The applicant is proposing development of a plant nursery and monarch butterfly waystation on a 5.99-acre parcel. This development proposal requires rezoning from RE, Residential Estates District, to CR, Rural Commercial District, and a NORMAN 2025 Land Use and Transportation Plan amendment from Country Residential to Commercial.

**STAFF ANALYSIS:** For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?*** A lot to the north of the subject property was rezoned to CR and changed NORMAN 2025 designation to Commercial for the development of a Dollar General in 2012. A lot to the east across Oliphant Avenue is where Alameda Market is located. This has been a successful convenience store with fuel pumps for many years.
2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?*** Alameda Drive was previously designated as State Highway No. 9. Alameda Drive is one of the main access points to Lake Thunderbird, therefore Alameda Drive carries a moderate amount of traffic. The use of a plant nursery does not require a Traffic Impact Analysis as it does not generate enough trips, however, with this use it is not anticipated that traffic will increase significantly. The applicant will have normal business hours with limited special events. A visual barrier will be maintained with trees around the perimeter of the property.

**CONCLUSION:** Staff forwards this request, Resolution No. R-2122-64, for Planning Commission's consideration.