City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ12-00041
Application Type:	SmartCode Rezoning Application
CPC Hearing Date:	February 7, 2013
Staff Planner:	Elizabeth Gibson, (915) 541-4730, gibsonek@elpasotexas.gov
Location:	North of Inca Dove Avenue & Cabana Del Sol Drive; South of Sections 9 & 10, Block 82, Township 1, Texas & Pacific Railway Company Surveys; East of The Falls at Cimarron #2 Subdivision; and West of Franklin Mountains State Park.
Legal Description:	A 484.7490 acre parcel of land legally described as a portion of ~~Tract 1,~~ Nellie D. Mundy Survey No. 246; a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Tract 1, S. J. Larkin Survey No. 269, located within the corporate limits of the City of El Paso, El Paso County, Texas; and a 1,175.2332 acre parcel of land legally described as all of S. J. Larkin Survey No. 267; a portion of Nellie D. Mundy Survey No. 246; a portion of Tract 1, S. J. Larkin Survey No. 268; and a portion of Tract 1A, S. J. Larkin Survey No. 269, located within the corporate limits of the City of El Paso, El Paso County, Texas.
Acreage:	1,660 acres
Rep District:	District 1
Zoning:	URD (Urban Reserve District) and R-3 (Residential)
Existing Use:	Vacant
Request:	From URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone)
Proposed Use:	Mixed Use Development – 6 New Community Traditional Neighborhood Developments and one Special District
Property Owner:	The City of El Paso
Applicant:	The City of El Paso
Representative(s):	El Paso Water Utility – Public Service Board / Dover, Kohl, & Partners

SURROUNDING ZONING AND LAND USE

North:	R-3 (Residential): Vacant
South:	R-3 (Residential), R-3A (Residential), R-3A/c (Residential/conditions): Single-family Detached
East:	R-3 (Residential), PMD (Planned Mountain Development): Vacant
West:	R-3A (Residential), R-3A/c (Residential/conditions), C-3/c (Commercial/conditions): Vacant

Plan El Paso Land Use Designation: O-7 (Urban Expansion), O2 (Natural); Northwest Planning Area

Nearest Park: Cimarron Cove Park (0.03 miles)

Nearest School: Kohlberg Elementary (0.65 miles)

NEIGHBORHOOD ASSOCIATIONS

- Coronado Neighborhood Association
- Save the Valley
- Upper Mesa Hills Neighborhood Association
- Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 23, 2013. In total, 138 notices were mailed out and approximately 10 informational calls were received, none for or against the rezoning.

CASE HISTORY

On March 20, 2012, following a publicly held charette for the redesign of land included in the Northwest Master Plan, City Council selected Scenario One of three possible development strategies. The motion made by Council directed City staff to begin processing a SmartCode application for the 1,660 acre parcel of land, which requires the development of a Regulating Plan for the area. The Regulating Plan, included as an attachment to this rezoning case, lays out the rules that will guide all new development within the region, identifying its appropriate form and scale, while adhering to Community expressed goals for the area.

On March 27, 2012, a working group composed of City and PSB staff began weekly meetings to oversee the development of the Regulating Plan, as well as to identify potential conservation options for land in the area not needed for development. The working group recommended conservation of approximately 660 acres of land within the Northwest Master Plan area through conveyance of the land to the Franklin Mountain State, a recommendation that was unanimously accepted by the PSB in June of 2012 and later by City Council in July of the same year.

Before conveyance of the land to the Texas Parks Wildlife Department, City staff has continued to work closely with both PSB staff and consultant, Dover, Kohl, and Partners to develop a Regulating Plan that reflects the goals expressed by citizens throughout the charette process, paying close attention to conservation of key areas of open space. This rezoning case, PZRZ12-00041, is the culmination of those efforts.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from its current zoning district, URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone). The rezone would permit the development of approximately 750 acres of land, while the remaining 910 acres within the application boundary are allocated to the T1 Natural Zone. In total, six new community traditional neighborhood developments are planned, each of which exhibits all characteristics of a complete neighborhood, including a mix of uses, walkable blocks, and dedicated Civic Zones, all within walking distance of one another. In addition, a new Special District is planned, known as SD7 or the Northwest Park. SD7 is intended to one day serve as a visitor's center and potential wilderness resort, highlighting the Franklin Mountain State Park.

The plan builds incrementally from the intersection of Paseo del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The plan strives to preserve the scenic corridor along Transmountain Road and is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement and all new neighborhoods are complete, compact, connected, and pedestrian-friendly.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from its current zone, URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone) based on compatibility with *Plan*

El Paso and the adjacent property uses in the area. The development complies with Title 21 (SmartCode) of the El Paso City Code and furthers the City Council direction to promote smart growth in the City.

Plan El Paso – Regional Land Use Patterns

All applications for rezoning shall demonstrate compliance with the following criteria:

Goal 1.10: A new Future Land Use Map is an integral part of *Plan El Paso*. This map has been created to assist City officials and private developers in understanding the growth management goals and policies of this plan, particularly as to the form, direction, and timing of future development. The designations on this map are subject to change as El Paso grows and *Plan El Paso* is modified accordingly.

Policy 1.10.2: The seven open-space sectors on the base map are defined as follows:

O-2 Natural: Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status. Examples include the Castner Range and private tracts in and around the Franklin Mountains and Hueco Tanks State Parks. City regulations and policy decisions should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered especially when key drainage features can be protected.

O-7 Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

Goal 1.5: The City of El Paso has grown primarily by outward expansion. This pattern has become untenable because the undevelopable wedges created by Fort Bliss and the Franklin Mountains have forced outward expansion so far from central El Paso. The amount of commuting required by this development pattern throughout the City will be increasingly impractical in an era of high gasoline prices and the need to control climatic changes caused in part by overuse of fossil fuels. The City of El Paso will be cautious about authorizing further outward expansion until it can be demonstrated to be essential to accommodate growth and the land to be developed is an excellent location for expansion.

Policy 1.5.1: The City strongly recommends that further outward expansion take the form of complete new neighborhoods that have characteristics of El Paso's most revered older neighborhoods. This policy applies to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map.

Policy 1.5.3: Arroyos are ravines carved over many years by rainfall moving across the earth. Arroyos feature a high degree of biodiversity and are an important part of the local ecology and landscape and the regional drainage pattern. This plan discourages urban development of remaining critical arroyos.

Goal 1.4: The City of El Paso notes that recent development patterns have created isolated and oversized concentrations of homogeneous land uses which force residents into automobile travel for daily needs and make it difficult for residents to stay within the same neighborhood when they need a different type or size of housing. The City wishes to augment this conventional development pattern with strategic suburban retrofits or urban infill where practical. This goal and policy apply to land in G-4 "Suburban" growth sector and to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map. G-3 and G-4 sectors, as depicted on the Future Land Use Map, may be permitted to continue development and uses as are consistent with the surrounding and existing development in the area. Also see goals and policies in the Urban Design Element.

Policy 1.4.1: The City's zoning and land development regulations should be reviewed and amended when appropriate to encourage new neighborhoods to have:

a. Greater interconnection of internal streets;

b. Provision of small parks and civic functions within neighborhoods;

c. A greater variety of housing types within each neighborhood; and

d. Protection of natural features such as critical arroyos.

COMMENTS

Transportation Planning
No objections to the proposed rezoning.

City Development Department – Planning Division – Land Development
No Objection.
Grading plan and permit shall be required.*
Storm Water Pollution Prevention Plan and/or permit required.*
Drainage plans must be approved by the City Development Department, Land Development Section.*
* This requirement will be applied at the time of development.

Sun Metro
We have received and reviewed the supplied revised Northwest Regulating Plan. Upon review Sun Metro is in agreement with the proposed revisions made on Pages 22-23 under the "Sun Metro Bus Route Thoroughfare Assemblies". The 11' lanes will provide our fleet with sufficient passage space for possible future routing. If you have any questions or concerns, please feel free to contact us. Thank you for your assistance.

Fire Department
Request Civic Building site be reserved for Fire Department.

El Paso Water Utilities – Engineering
Request note be added to Regulating Plan regarding provision of infrastructure is contingent on review of densities at the platting phase.

Police Department – Pebble Hills Regional Command
Thank you for the notification. These changes do not pose a problem for us.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in the CPC report or other criteria identified in the Plan by the CPC.

Attachments:
Attachment 1: Northwest Regulating Plan

Illustrative rendering showing the surrounding natural areas as amenities for development at the edge of the neighborhood.

Smartcode Application

El Paso, Texas

Code of Ordinances Title 21 Application

Transmountain Corridor & Northwest Regulating Plan

New Community - Traditional Neighborhood Development

Prepared for the City of El Paso, City Development Department

January 15, 2013

Table of Contents

- ☐ Page 2 TABLE OF CONTENTS
- ☐ Page 3 CODE COMPLIANCE CHECKLIST
- ☐ Page 4 EXISTING ZONING
- ☐ Page 5 AERIAL
- ☐ Page 6 ILLUSTRATIVE PLAN
- ☐ Page 7 SITE PLAN
- ☐ Page 8 TRANSECT ZONE ALLOCATION
- ☐ Page 10 MAXIMUM BLOCK SIZE
- ☐ Page 12 CIVIC SPACE
- ☐ Page 14 PLAYGROUNDS
- ☐ Page 16 DENSITY CALCULATIONS
- ☐ Page 18 THOROUGHFARE NETWORK
- ☐ Page 20 THOROUGHFARE ASSEMBLIES
- ☐ Page 22 SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES
- ☐ Page 24 PEDESTRIAN AND BICYCLE NETWORK
- ☐ Page 26 SPECIAL REQUIREMENTS
- ☐ Page 28 SPECIAL REQUIREMENTS - A/B GRID
- ☐ Page 30 BLACK AND WHITE REGULATING PLAN FOR RECORDING
- ☐ Page 32 SPECIAL DISTRICT REQUIREMENTS

Warrant / Variance Requests

- None requested

Project Team

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Town Planning
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Urban Advantage
Illustrations
Steve Price

Hall Planning & Engineering
Transportation Planning
Rick Hall

Criterion Planners
Scenario Planning
Eliot Allen
Josh Ahmann

Code Compliance Checklist

- [x] New Community
- [ ] Infill Community

- [ ] Black & White Site Plan
- [ ] Legal Description

Regulating Plans

- [ ] Transect Zones/Density
- [ ] Civic Zones
- [ ] Playgrounds
- [ ] Special Districts (*if any*)
- [ ] Special Requirements (*if any*)
- [ ] Thoroughfare Network
- [ ] Block Network/Size

Additional Required Information

- [ ] Request for warrant or variance
- [ ] Proof of Notice

Per Section 21.10.040 - Process, General to all Plans. *(Municode last updated June 5, 2012)*

A. Any property to be developed under this code must be part of an approved new community plan or an infill plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this title respectively.

B. Any property to be developed under this title must be zoned "SmartCode Zone." The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:

   a. For new community plans. A map or set of maps showing:

      (1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
      (2) Special districts if any; (Section 21.30.060
      (3) Special requirements if any; (Section 21.30.090
      (4) The thoroughfare networks and block layout; and
      (5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

   b. For infill community scale plans. A map or set of maps showing the following:

      (1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;
      (2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
      (3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);
      (4) Special districts, if any (Section 21.40.050);
      (5) Special requirements, if any (Section 21.40.070); and
      (6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;

3. Any requests for warrants or variances; and

4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

Community Type

Per Sec. 21.30.020 - Sequence of community design for New and Infill Communities,

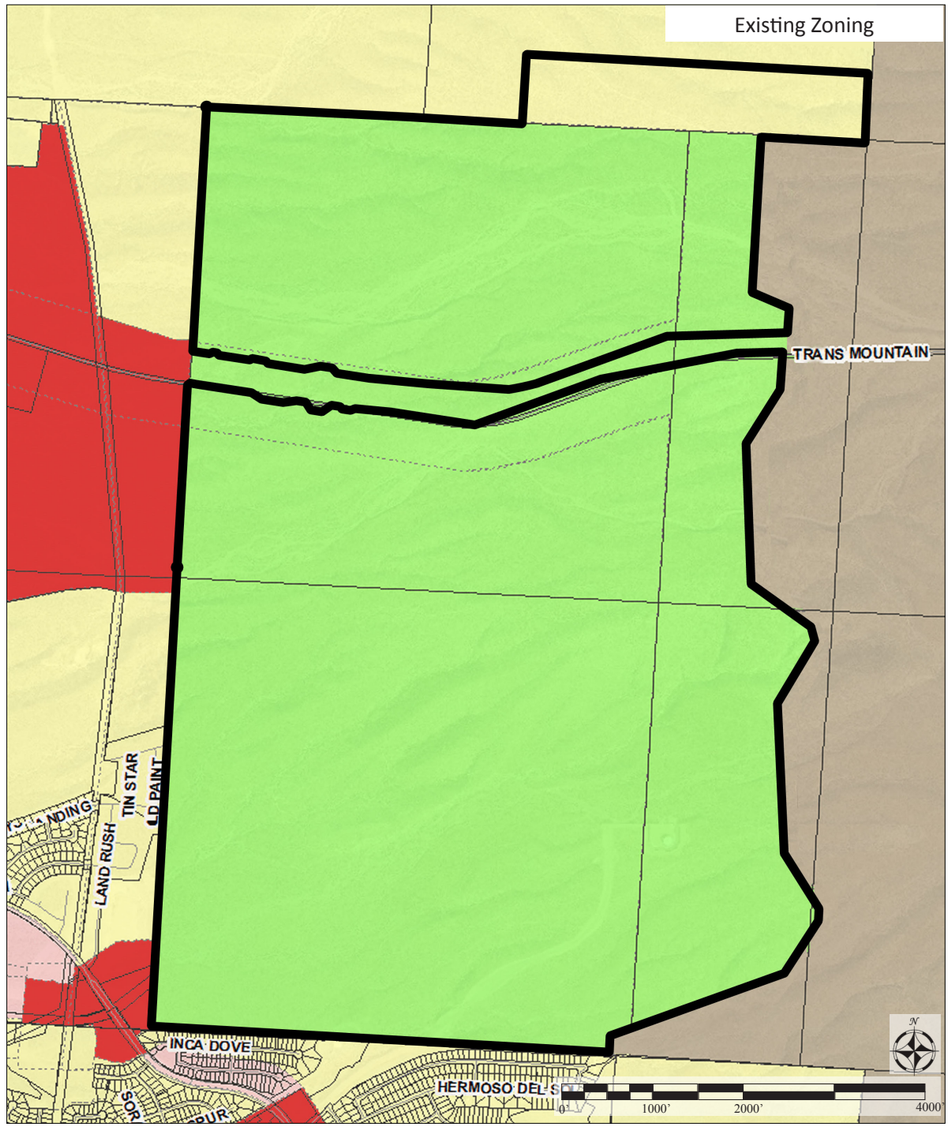
> "*Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities.*"

Indicate the applicable Community Type:

- [ ] **Infill TND** (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.
- [ ] **Infill RCD** (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
- [ ] **Infill TOD** (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).
- [ ] **New Community Clustered Land Development** (CLD). Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
- [x] **New Community Traditional Neighborhood Development** (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.
- [ ] **New Community Regional Center Development (**RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
- [ ] **New Community Transit-Oriented Development** (TOD) Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

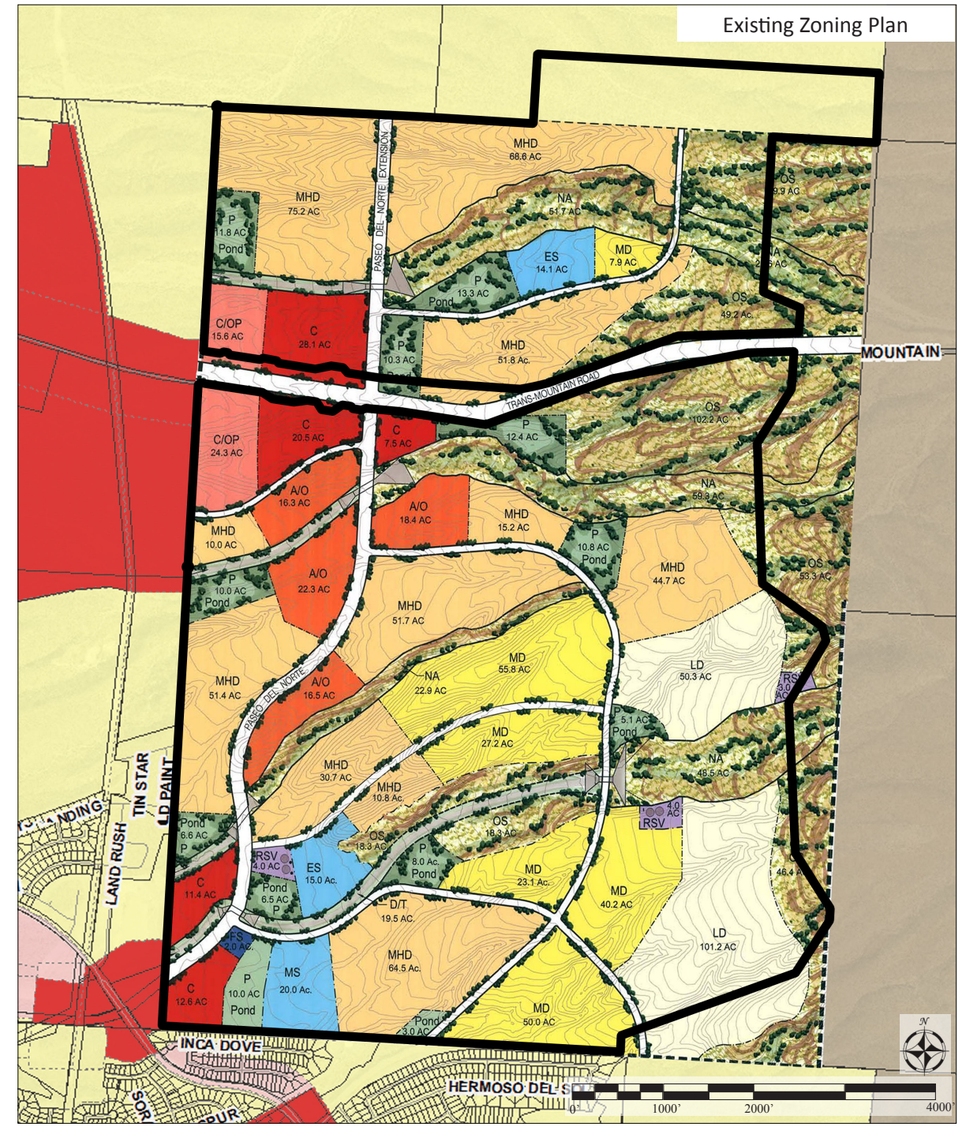
Existing Zoning Map

- [ ] Compliant with §21.10.040 (B)(1), the legal description of the properties are attached to this application.



Zoning Districts

- Urban Reserve District
- Commercial (C-1, C-3, C-4)
- Light Industrial (M-1)
- Apartment / Office (A-0-C)
- Residential (R-3)
- Planned Mountain Development (PMD)
- Application Boundary

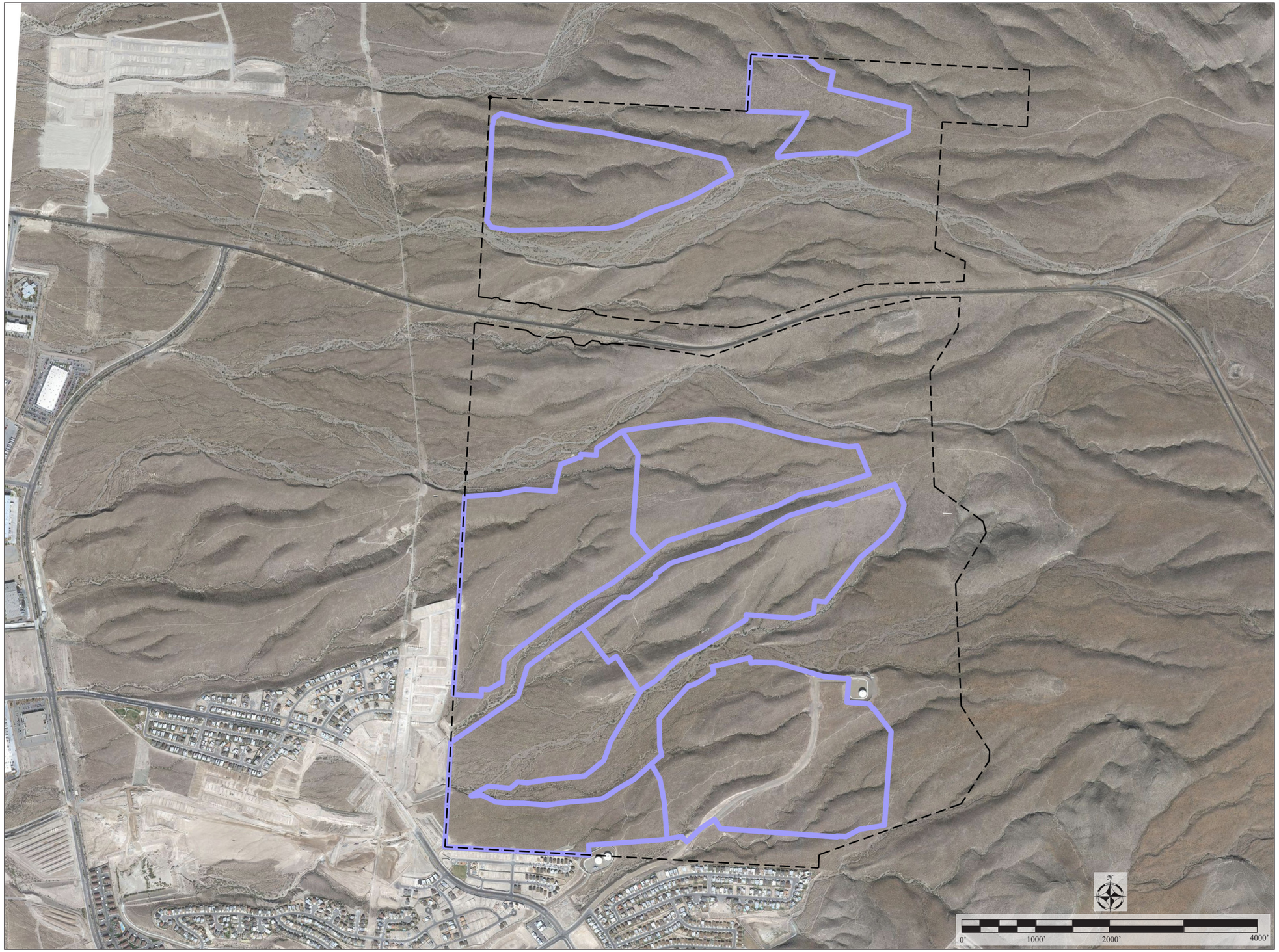


Urban Reserve District (URD)

- Commercial (C)
- Commercial / Office Park (C/OP)
- Apartment / Offices (A/O)
- Medium / High Density Residential (MHD)
- Medium Density Residential (MD)
- Low Density Residential (LD)
- Fire Station (FS)
- School (ES / MS)
- Park / Pond
- Open Space (OS)
- Natural Arroyo (NA)
- Drainage / Trail
- Reservoir (RSV)

Other Zoning Districts

- Commercial (C-1, C-3, C-4)
- Light Industrial (M-1)
- Apartment / Office (A-0-C)
- Residential (R-3)
- Planned Mountain Development (PMD)
- Application Boundary



Aerial

Compliant with §21.10.040 (B)(4)

Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

Application Boundary

New Community Boundary

Illustrative Plan

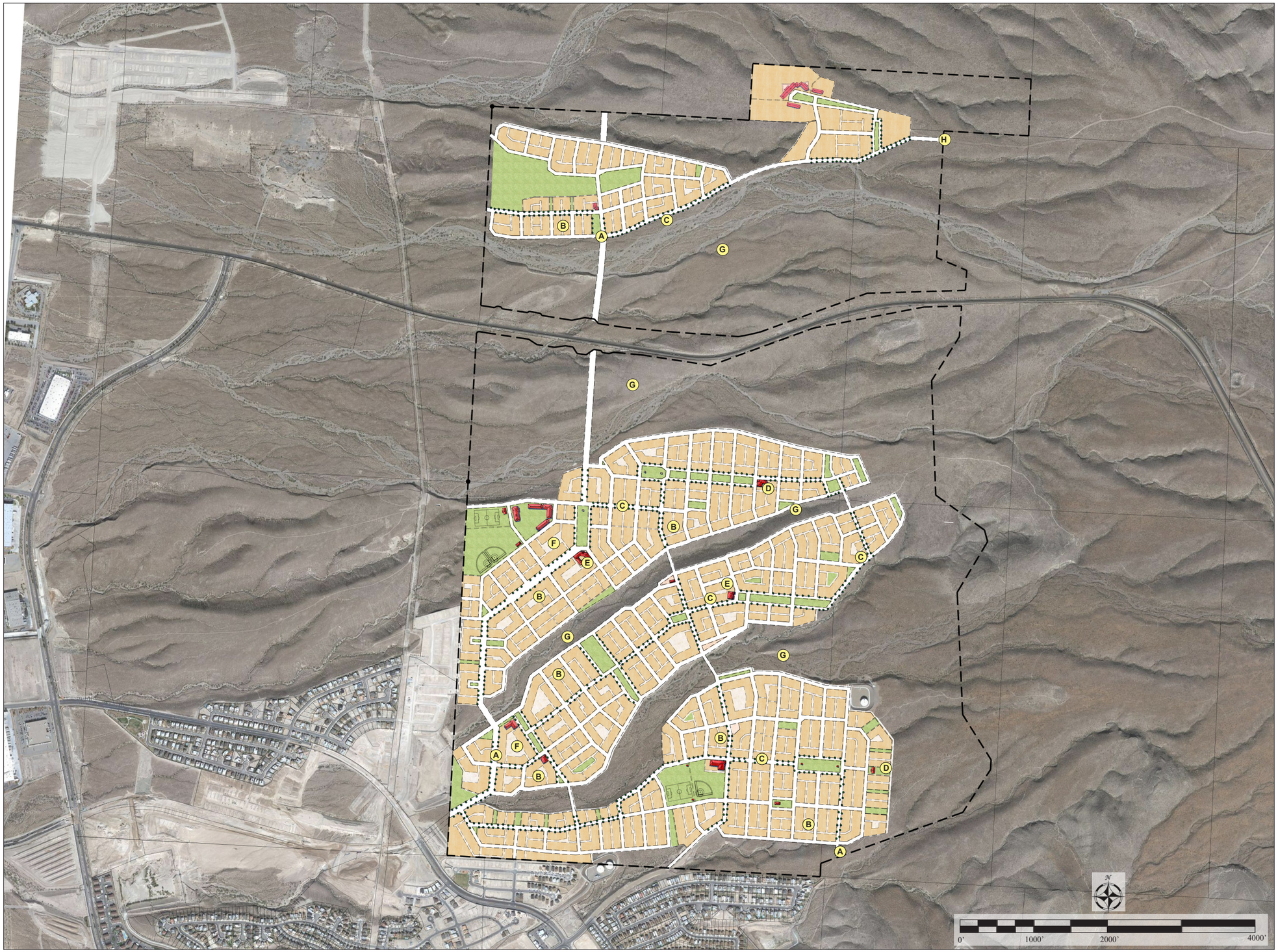
The plan builds incrementally from the intersection of Paseo Del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, workplaces, entertainment and civic uses. The plan is organized around a series of inviting, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

General Recommendations

- (A) Primary street connections link the neighborhoods.
- (B) Service alleys provide access to parking, utilities and trash pick up.
- (C) Street trees provide shade and enhance the pedestrian experience.
- (D) Memorable meeting places provide a sense of identity for the community.
- (E) Civic buildings front greens.
- (F) Parking is hidden from the pedestrian realm by liner buildings.
- (G) Arroyos are treated as a public amenity.
- (H) A new road provides a connection to Franklin Mountains State Park.

- Development Area
- Civic Buildings
- Greens
- Thoroughfares
- Application Boundary



Site Plan

- ☐ Compliant with §21.10.040 (B)(1) requiring black and white site plan.
- ☐ Identify application type (See Project Data)
- ☐ Identify Community Type and boundaries based on Pedestrian Shed. (See Project Data)

Pedestrian shed requirements for an New Communities are set forth in Sections §21.30.030

For New Community TNDs: "A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres." §21.30.030(B)(1)

Project Data

Project Name:	Transmountain Corridor & Northwest Regulating Plan
Application Type:	New Community
Total Site Area:	1,658.98 Acres
New Community Boundary Area:	751.5 Acres
TND 1 Area:	156.4 Acres
L-TND 2 Area:	133.3 Acres
TND 3 Area:	114.9 Acres
TND 4 Area:	87.0 Acres
L-TND 5 Area:	127.5 Acres
TND 6 Area:	88.4 Acres
SD 7 Area (Northwest Park) :	44.0 Acres

- Proposed Rights-of-Way
- Pedestrian Shed
- Application Boundary
- New Community Boundary

Transect Zone Allocation

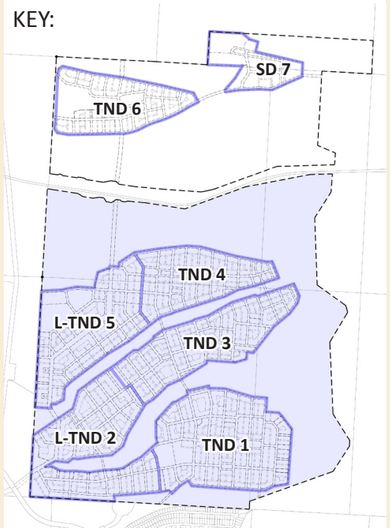
Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14 (A).

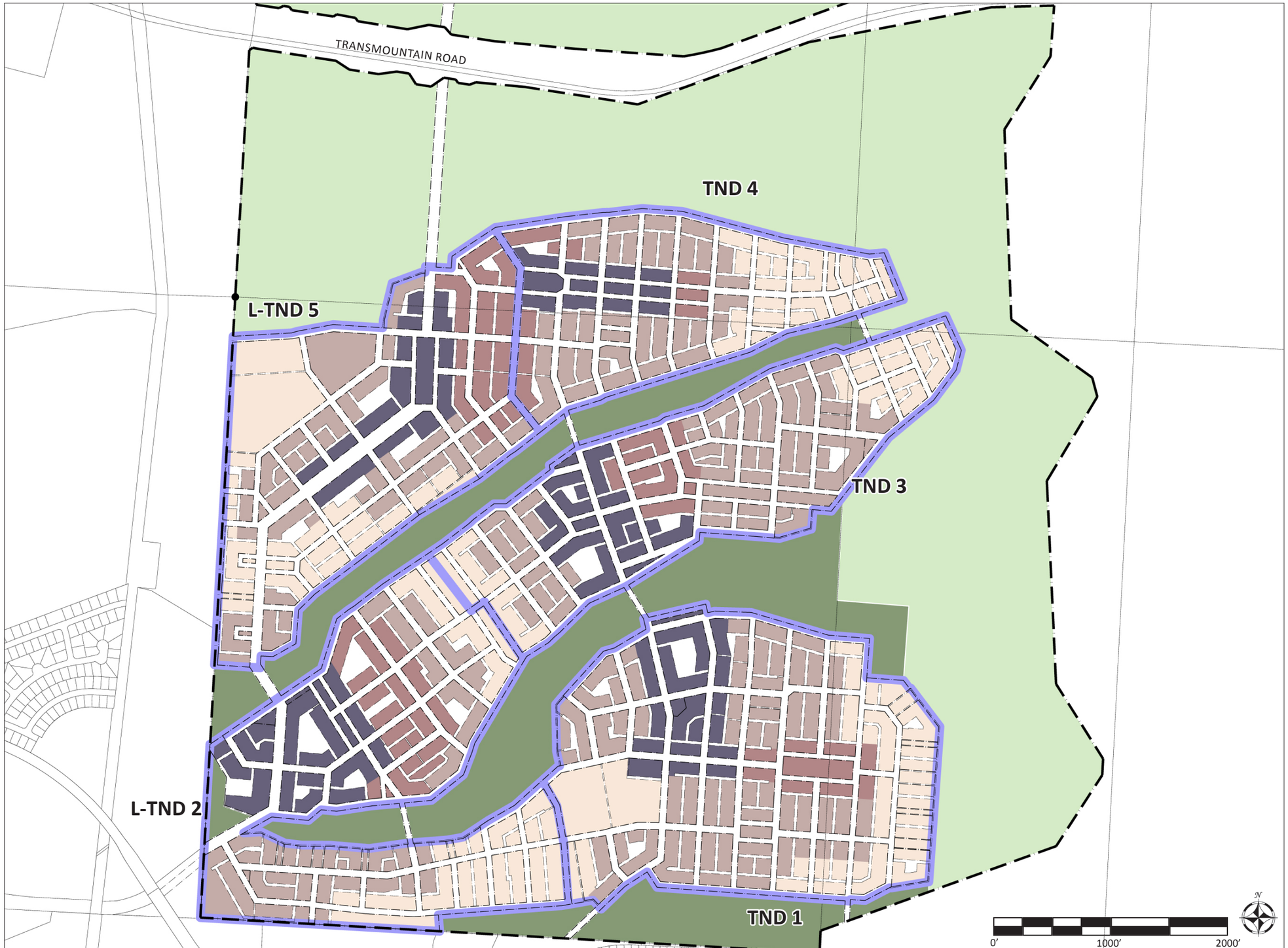
Compliance with the requirement that areas outside the Pedestrian Sheds (Community Boundaries) are T1, T2, T3, a special district or civic space per §21.30.020 (G).

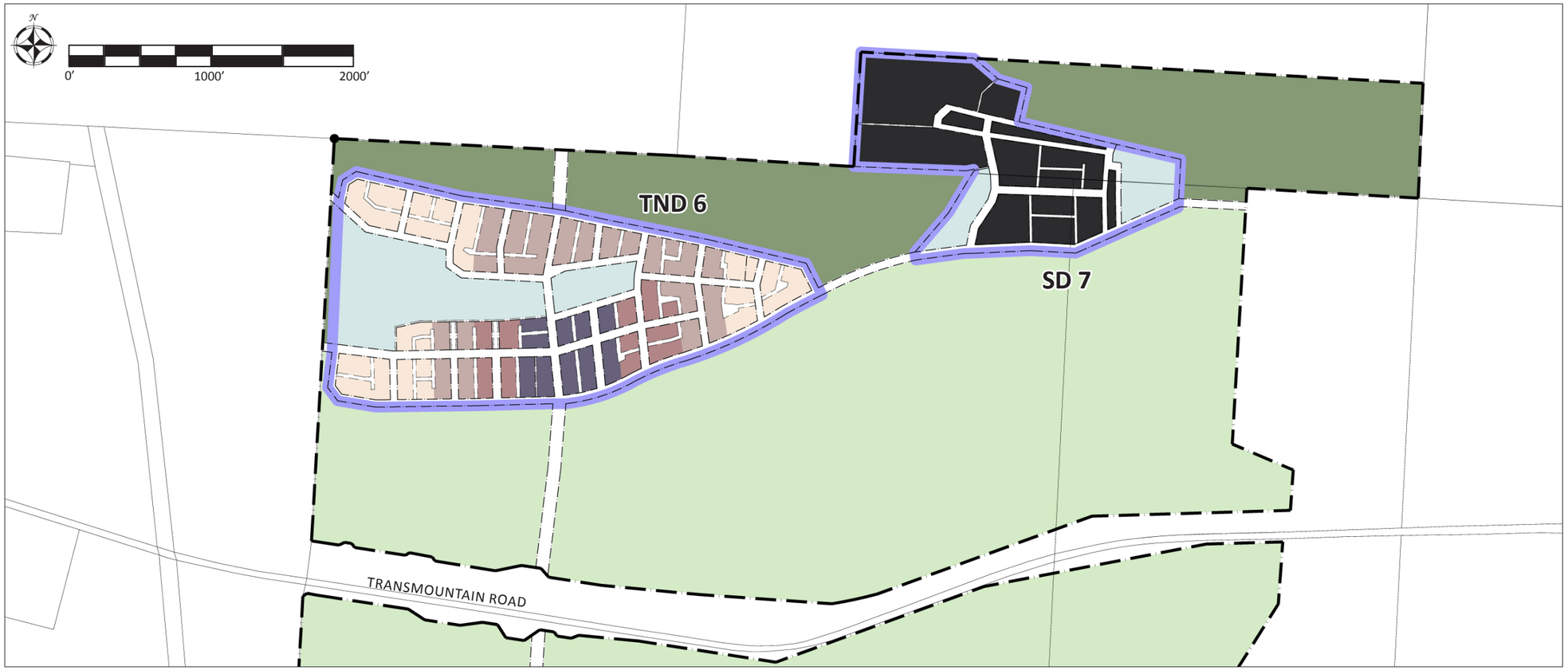
(Continued next page)

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:







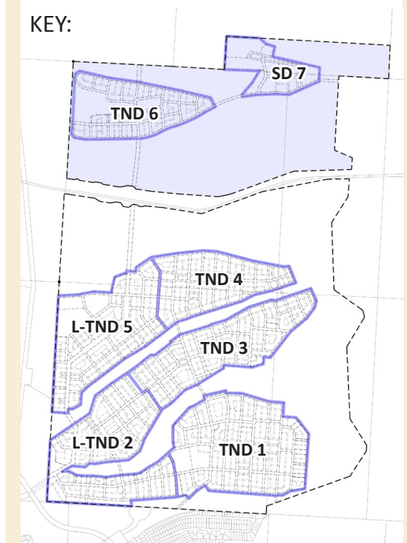
Transect Zone Allocation

Compliance with stream buffers and thoroughfare crossings as set forth in §21.30.100(E)(2).

"The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan."

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



TRANSECT ZONE ALLOCATION TABLE

	SD Special District	T1 Natural	T2 Rural		T3 Sub-Urban		T4 General Urban				T5 Urban Center		Total
	Area (Acres)	Area (Acres)	Area (Acres)	% TND Area	Area (Acres)	% TND Area	T4 (Acres)	T4-O (Acres)	T4 + T4-O Area (Acres)	% TND Area	Area (Acres)	% TND Area	Area (Acres)
Requirement	no minimum	no minimum	no minimum		10%-30% of TND Area		30%-60% of TND Area				10%-30% of TND Area		
TND 1	-	-	-	-	45.6	29%	74.8	11.1	85.9	55%	24.9	16%	156.4
TND 2	-	3.1	-	-	37.1	28%	40.9	22.2	63.1	48%	30.0	22%	133.3
L-TND 3	-	-	-	-	23.0	20%	56.4	11.8	68.2	59%	23.7	21%	114.9
TND 4	-	-	-	-	23.4	27%	39.9	10.2	50.1	58%	13.5	15%	87.0
TND 5	-	-	-	-	38.1	30%	45.6	20.4	66.0	52%	23.4	18%	127.5
L-TND 6	-	22.5	-	-	22.9	26%	23.0	10.0	33.0	37%	10.0	11%	88.4
SD 7 (Northwest Park)	36.0	8.0	-	-	-	-	-	-	-	-	-	-	44.0
Outside New Community Boundaries	-	908.5	-	-	-	-	-	-	-	-	-	-	908.5
Total For Site	35.8	942.2	-	-	190.1	-	280.6	85.7	366.3	-	125.5	-	1660.0

(Acreage rounded to the nearest 10th of an acre.)

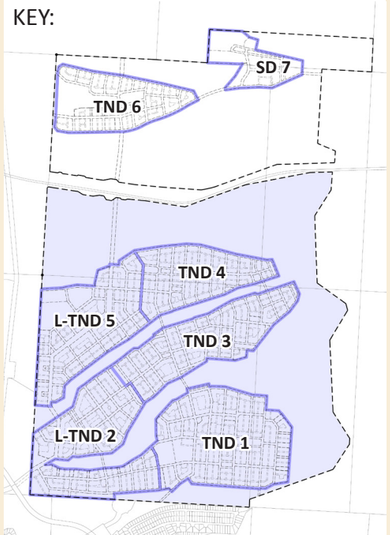
Note: "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.

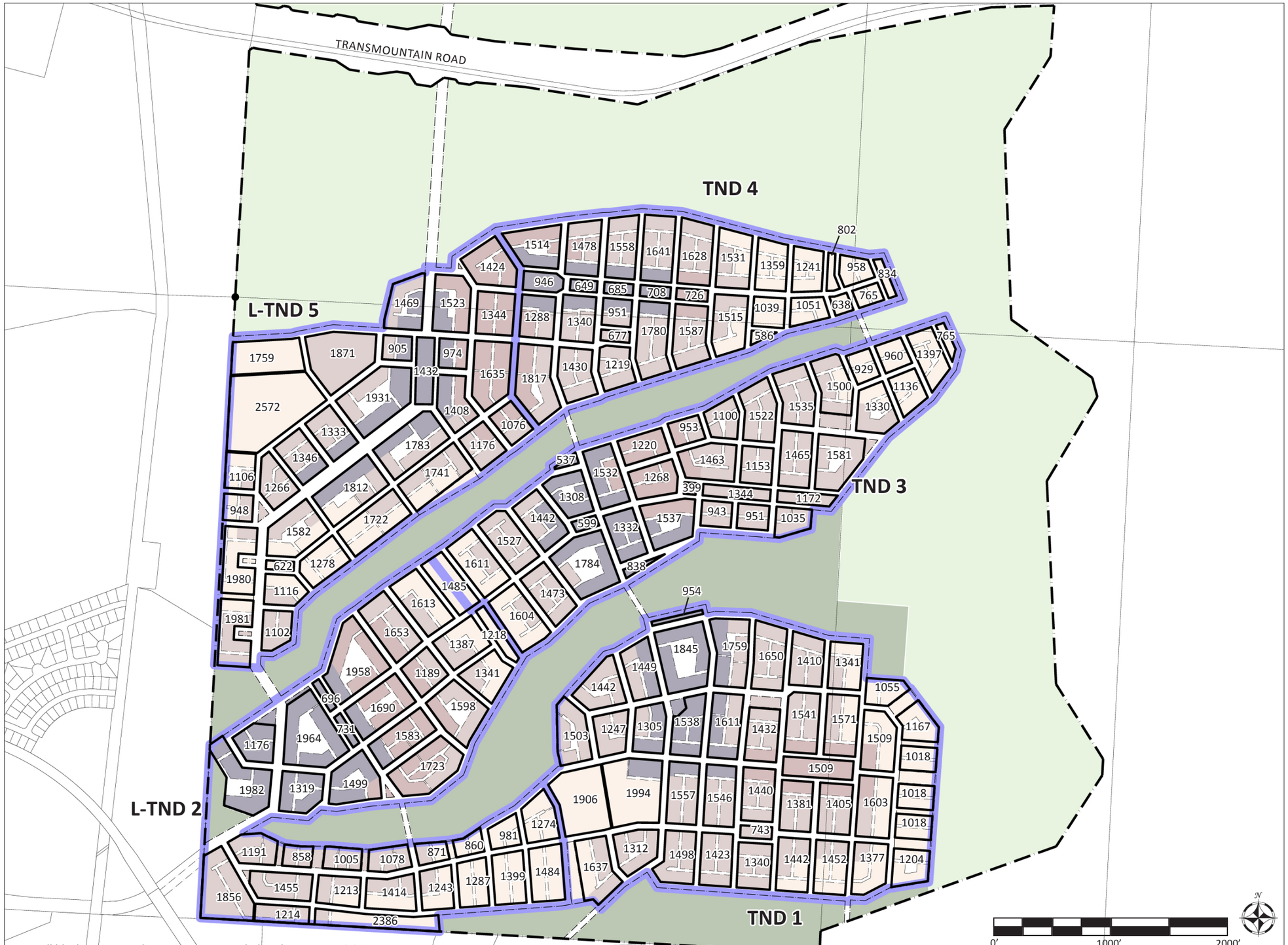
Maximum Block Size

Compliance with maximum block size requirements as set forth in §21.80 Table 14: Summary Table, Section C.

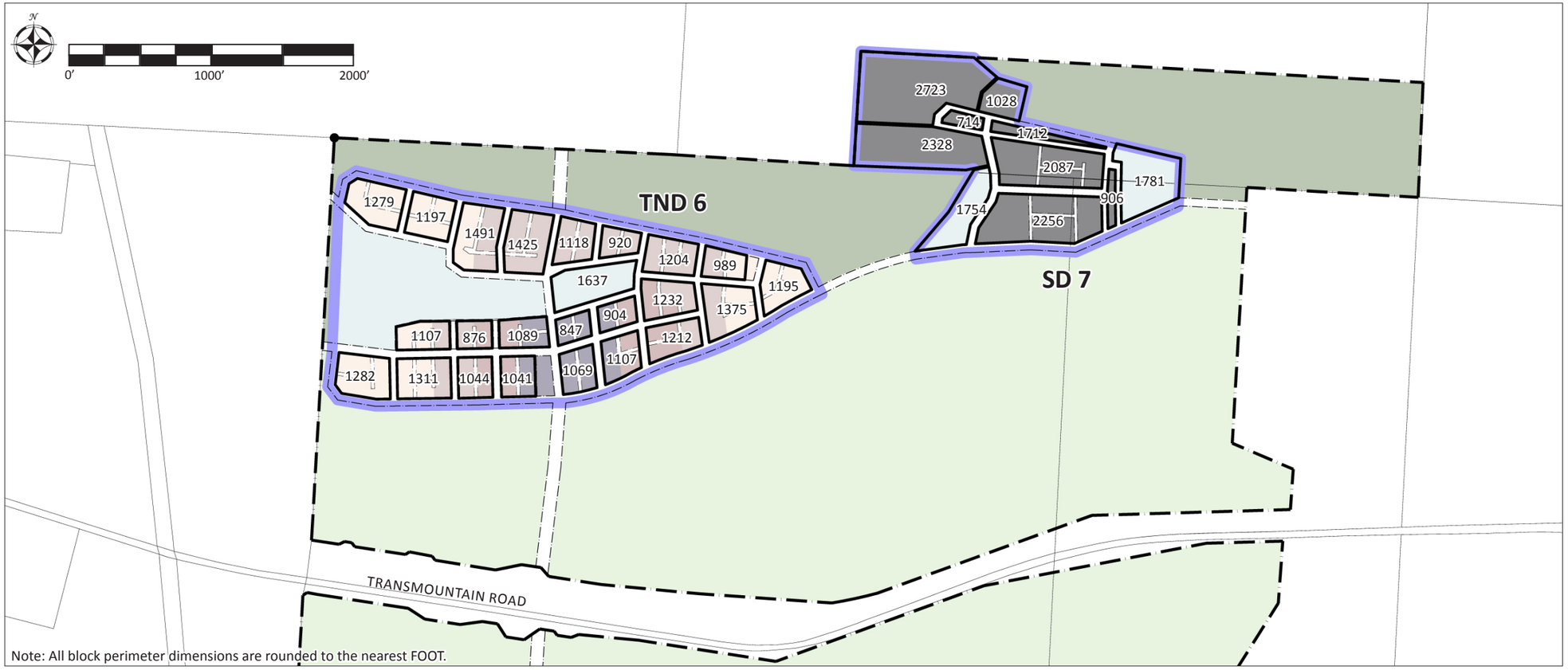
- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:





Note: All block perimeter dimensions are rounded to the nearest FOOT.



Note: All block perimeter dimensions are rounded to the nearest FOOT.

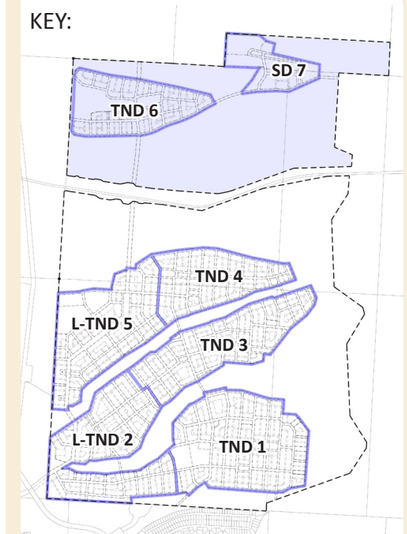
MAXIMUM BLOCK SIZE						
	SD Special District	T1 Natural	T2 Rural	T3 Sub-Urban	T4 & T4-O General Urban	T5 Urban Center
Requirement	3000' maximum	no maximum	no maximum	3000' maximum	2400' maximum	2000' maximum

Note: When a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.

Maximum Block Size

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



Civic Space

Compliant with Civic Space Requirement:

For New Communities, §21.30.050(C)(3-5) and 21.80.160 Table 13:

"Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e."

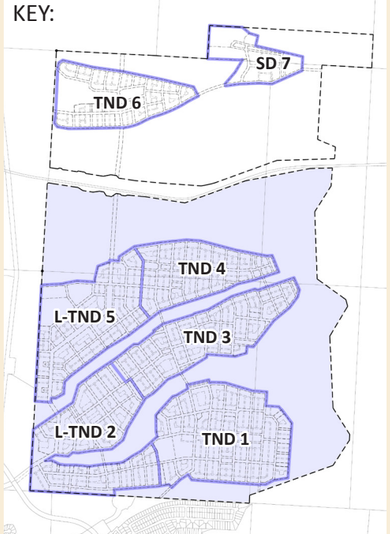
"Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c or 13d."

For New Communities per §21.30.050(C)(1): "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."

(Continued next page)

- Main Civic Space
- Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

KEY:

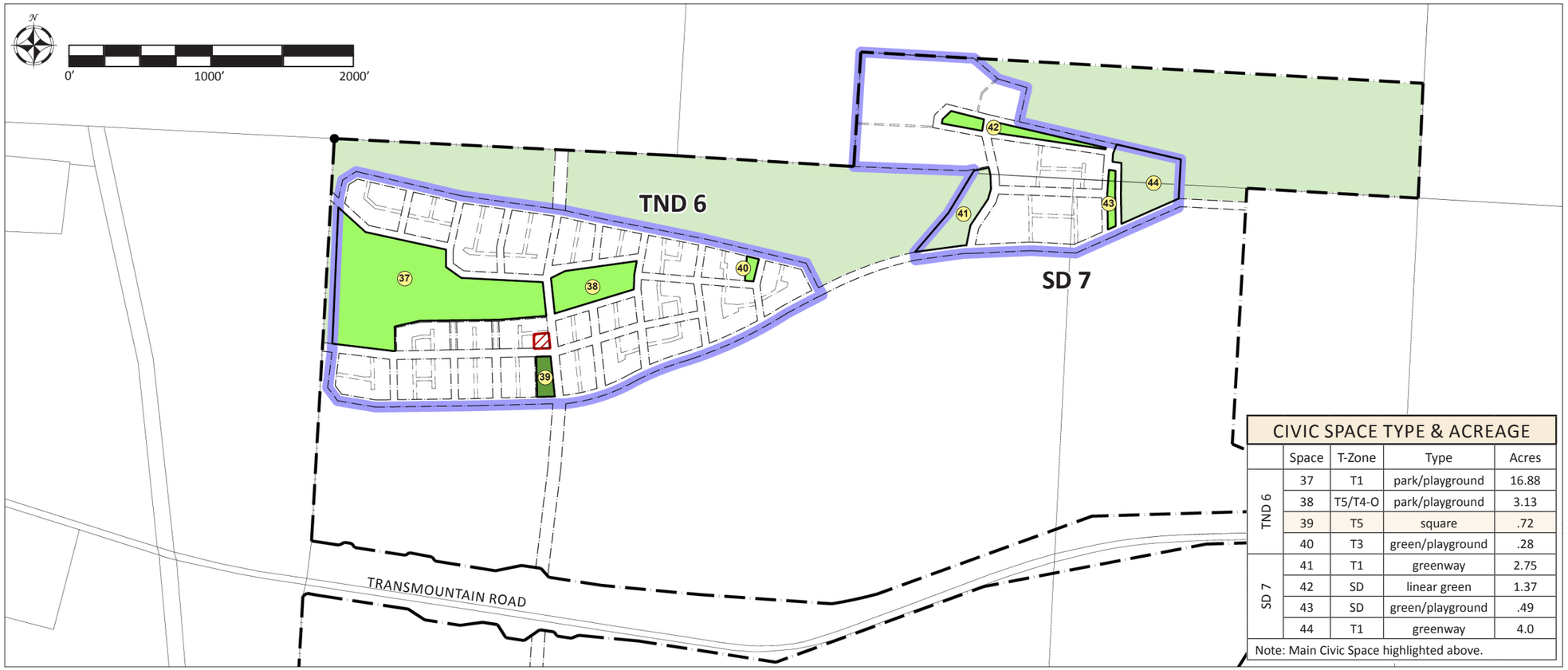


CIVIC SPACE TYPE & ACREAGE

	Space	T-Zone	Type	Acres
TND 1	1	T3	green/playground	.53
	2	T3	green	.70
	3	T3	green/playground	.56
	4	T4-O	square	2.18
	5	T4	green/playground	.54
	6	T4	green/playground	.64
	7	T5	plaza	.34
	8	T4	playground	.15
	9	T3	park/playground	9.8
	10	T3	green	.95
L-TND 2	11	T3	playground	.14
	12	T4	playground	.18
	13	T1	greenway	2.80
	14	T5	green/playground	.31
	15	T5	linear green	.87
	16	T4-O	green/playground	.49
	17	T3	green	.96
	18*	T3	green/playground	1.27
TND 3	18*	T3	green/playground	1.28
	19	T5	plaza	.26
	20	T5	green/playground	.43
	21	T5	plaza	.34
	22	T4-O / T4	linear green	2.60
	23	T4	playground	.22
	24	T4	playground	.30
	25	T4	square	.69
	26	T3	green/playground	.47
TND 4	27	T3	green	.56
	28	T3	green/playground	.57
	29	T3	green	.52
	30	T4	square	.52
	31	T5 / T4-O	linear green/ playground	3.40
L-TND 5	32	T5	square	2.00
	33	T3	green/playground	.85
	34	T4	elementary school/ playground	5.11
	35	T3	park/playground	13.21
	36	T3	green/playground	.40

Note: Main Civic Space highlighted above.

*Civic Space 18 is a total of 2.55 acres; it has been allocated 1.27 acres to L-TND 2 and 1.28 acres to TND 3.



CIVIC SPACE TYPE & ACREAGE				
	Space	T-Zone	Type	Acres
TND 6	37	T1	park/playground	16.88
	38	T5/T4-O	park/playground	3.13
	39	T5	square	.72
	40	T3	green/playground	.28
SD 7	41	T1	greenway	2.75
	42	SD	linear green	1.37
	43	SD	green/playground	.49
	44	T1	greenway	4.0
Note: Main Civic Space highlighted above.				

Civic Space

Compliance with Civic Space Frontage Requirements:

"Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds."

Compliant with Civic Building requirements:

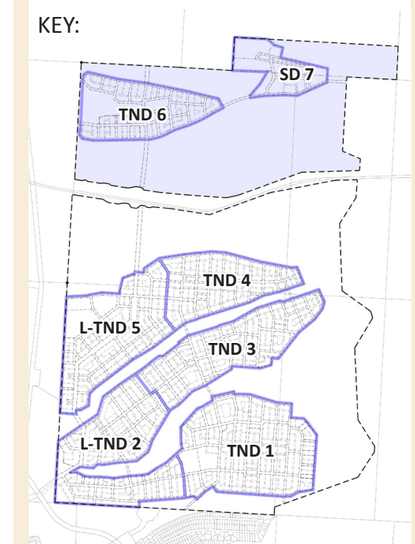
For New Communities per §21.30.050(D)(4) "Civic Building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

New Communities per §21.30.050(D):
(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."

(2) "One Civic Building lot shall be reserved for an elementary school."

- Main Civic Space
- Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

KEY:



CIVIC SPACE ALLOCATION TABLE					
	Civic Space (Acres)	% TND Area	Location of Main Civic Space	Civic Building Sites (Acres)	% TND Area
Requirement	minimum 5%		<800' from Center	maximum 20%	
TND 1	16.4	10%	519'	1.7	1.1%
L-TND 2	7.0	5%	314'	1.1	.8%
TND 3	6.6	6%	64'	0.4	.4%
TND 4	5.6	6%	0'	0.4	.4%
L-TND 5	21.5	17%	30'	5.9	4.6%
TND 6	21.0	24%	0'	0.2	.2%
SD 7 (Northwest Park)	8.6	-	-	-	-
Outside New Community Boundaries	239.3	-	-	-	-
Total For Site	326.0	-	-	9.7	-

(Acreage rounded to the nearest 10th of an acre.)

Notes:

1. "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.
2. Neighborhood civic spaces of substandard size are shown as green but not outlined or numbered, and are not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.
3. Civic Space 9 in TND 1 and Civic Space 35 in L-TND 5 shall be reserved for Neighborhood Parks.
4. The Civic Building Site located in L-TND 2 between Civic Spaces 14 and 15 shall be reserved for the City of El Paso Fire Department.
5. The Civic Building site located in L-TND 5 on Civic Space 34 shall be reserved for an Elementary School.
6. Civic building sites identified (excluding the Elementary School site) shall include a neighborhood meeting hall as part of the built structure, unless an alternate third place is constructed in proximity to the neighborhood's main civic space.

Playgrounds

For New Communities, per §21.30.050(C)(5): *"Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."*

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

Playground

800' Playground Shed

Application Boundary

New Community Boundary

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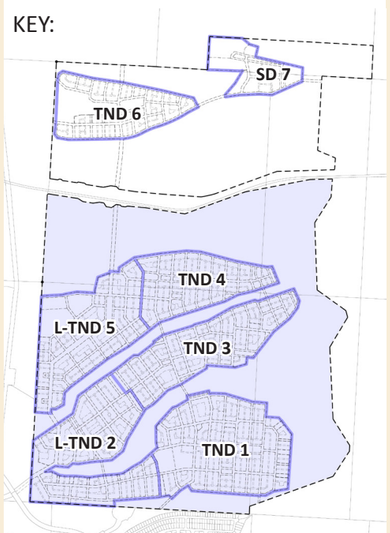

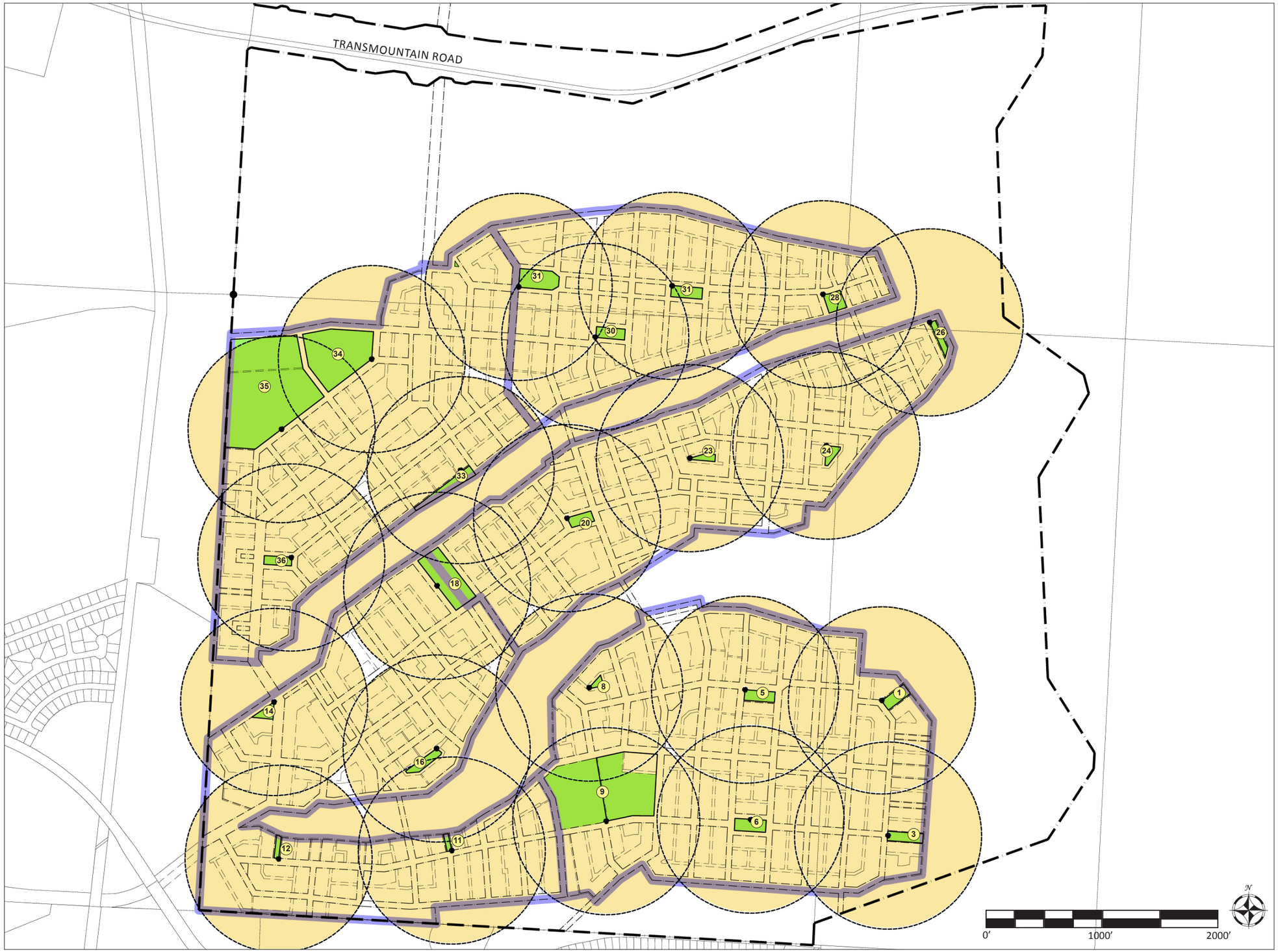

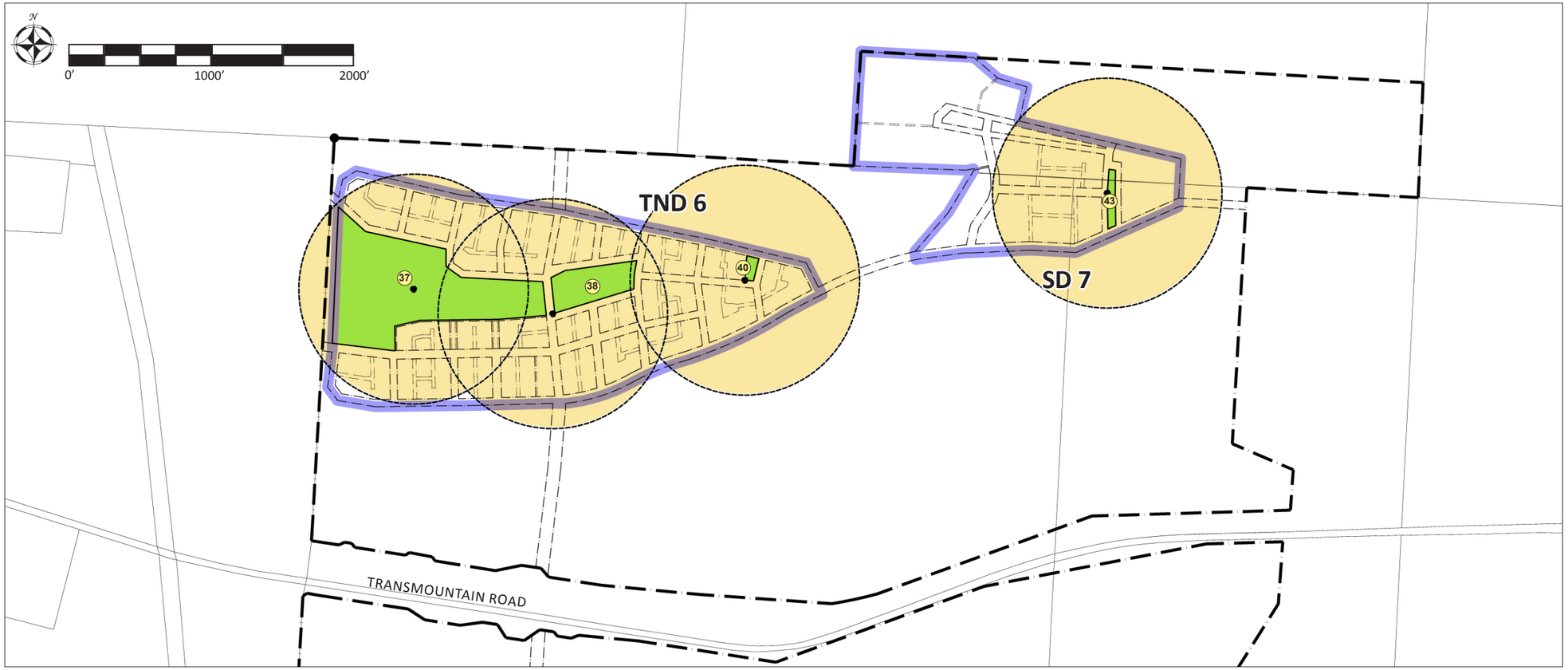

Playgrounds

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

- Playground
- 800' Playground Shed
- Application Boundary
- New Community Boundary

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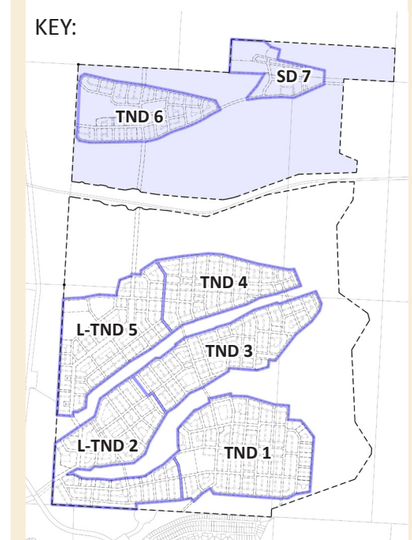

Density Calculations

Compliance with §21.30.080(B)

"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."

NOTE: The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

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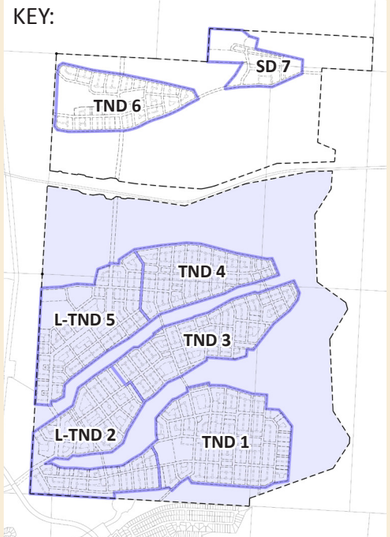

Density Calculations

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- T1 Natural - Utility Greenspace
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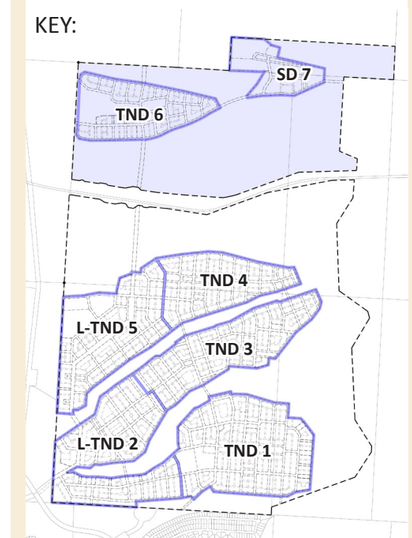


DENSITY CALCULATION													
	SD Special District*	T1 Natural	T2 Rural	T3 Sub-Urban		T4 General Urban				T5 Urban Center		Total	
	Net Site Area (Acres)	Net Site Area (Acres)	Net Site Area (Acres)	Net Site Area (Acres)	Density @ 6 UPA	T4 Net Site Area (Acres)	Density @ 15 UPA	T4-O Net Site Area (Acres)	Density @ 20 UPA	Net Site Area (Acres)	Density @ 24 UPA	Net Site Area (Acres)	Base Density (units)**
TND 1	-	-	-	33.0	198	73.5	1103	8.9	178	24.6	590	140.0	2068.9
L-TND 2	-	0.3	-	34.8	209	40.8	612	21.7	434	28.7	689	126.3	1943.6
TND 3	-	-	-	21.2	127	52.8	792	11.6	232	22.7	545	108.3	1696.0
TND 4	-	-	-	21.7	130	39.4	591	9.6	192	10.7	257	81.4	1170.0
L-TND 5	-	-	-	23.7	142	40.5	608	20.4	408	21.4	514	106.0	1671.3
TND 6	-	2.5	-	22.6	136	23.0	345	10.0	200	9.3	223	67.4	903.8
SD 7 (Northwest Park)	35.4	-	-	-	-	-	-	-	-	-	-	35.4	-
Outside New Community Boundaries	-	669.2	-	-	-	-	-	-	-	-	-	669.2	-
Total For Site	35.4	672.0	-	157.0	942	270.0	4051	82.2	1644	117.4	2818	1134.0	9453.6

(Acreage rounded to the nearest 10th of an acre.)

Notes:

"Net Site Area" is the Gross Site Area, including Thoroughfares but excluding Civic Zones.

*Not counted toward overall density at this time, a unit cap may be a part of the Special District requirements.

**Office or retail shall be counted as one thousand square feet for each unit of net site area density.

Thoroughfare Network

Compliant with Thoroughfare termination and cul-de-sac limitation as set forth in §21.30.070(A)(6).

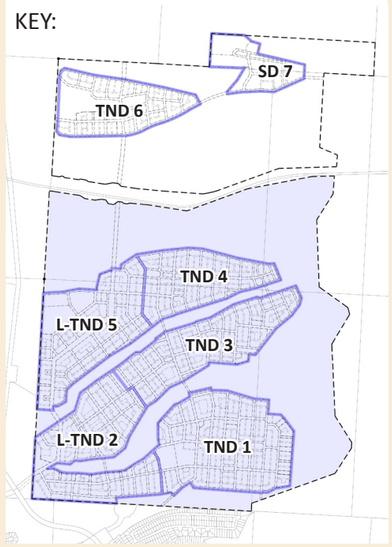
Number of Culs-de-sacs: None

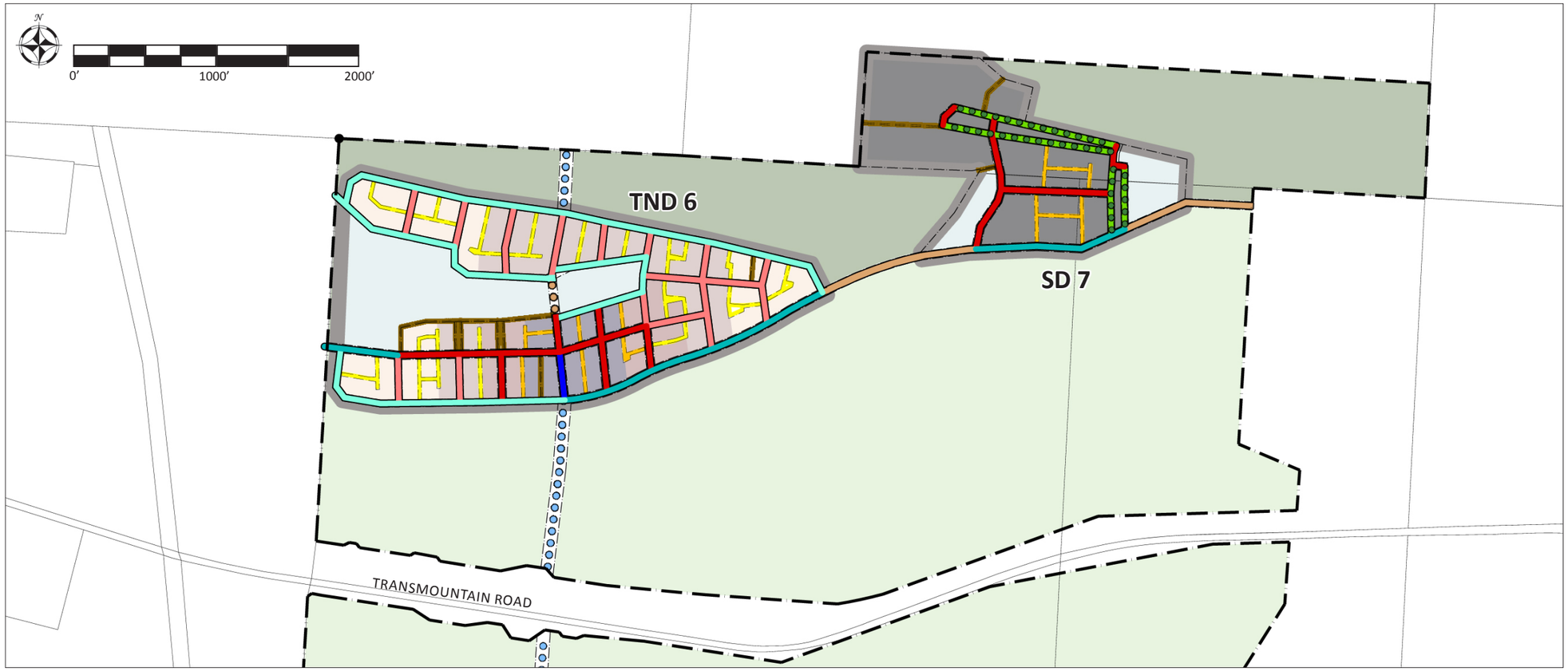
NOTE: At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

- AV 90-56
- AV 90-44*
- BV 125-43
- CS 60-34
- ST 60-34
- ST 52-26
- ST 40-19
- ST 40-19 alt
- ST 56-20
- BR 44-34
- DR 60-34
- DR 52-26
- PT 8-8
- RA 24-24
- RL 24-12
- T1 Natural (Utility)
- T1 Natural (Stormwater)
- T1
- T3
- T4
- T4-O
- T5
- SD
- Application Boundary
- New Community Boundary

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

KEY:





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- T1
- T3
- T4
- T4-O
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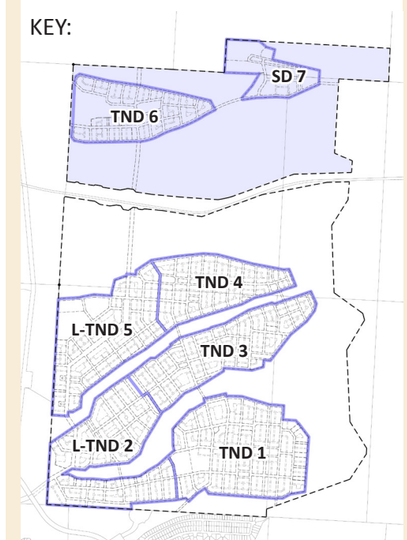


Thoroughfare Assemblies

All additional thoroughfare assemblies comply with §21.80.030, Table 3a and Table 3b.

NOTES:

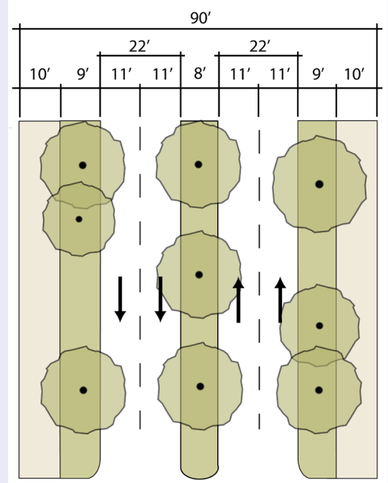
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

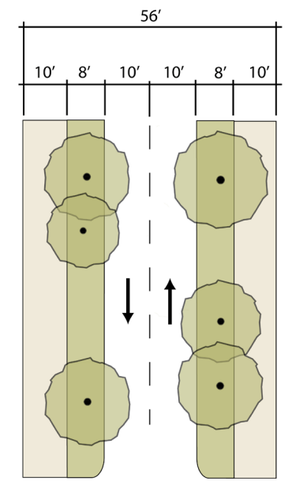
ST-57-20

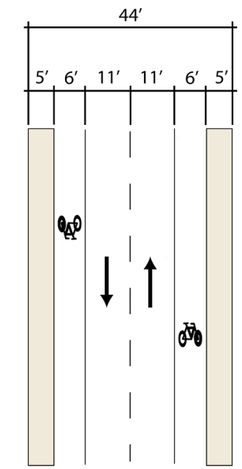
- Pavement Width
- Right of Way Width
- Streetscape Type

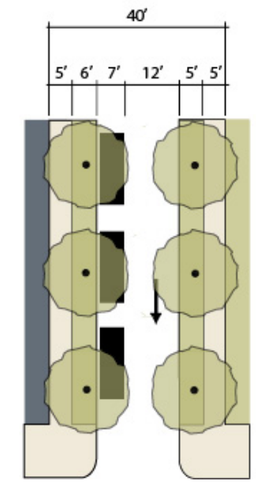
THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
ST: Street
RD: Road
RA: Rear Alley
RL: Rear Lane
BT: Bicycle Trail
BL: Bicycle Lane
BR: Bicycle Route
PT: Path
TR: Transit Route









	AV 90-44*	ST 56-20	BR 44-34	ST 40-19 alt
Thoroughfare Type	Avenue	Street	Bridge	Street
Transect Zone	T1, T2	T1, T2	T1, T2	T3, T4
Right-of-Way Width	90 feet	56 feet	44 feet	44 feet
Pavement Width	44 feet	20 feet	34 feet	34 feet
Movement	Free Movement	Slow Movement	Slow Movement	Slow Movement
Vehicular Design Speed	35 MPH	25 MPH	25 MPH	20 MPH
Pedestrian Crossing Time	5.7 Seconds	5.7 Seconds	6.8 Seconds	5.4 Seconds
Traffic Lanes	2 lanes	2 lanes	2 lanes	1 lane
Parking Lanes	None	None	None	One side @ 7 feet marked
Curb Radius	15 feet	15 feet	15 feet	15 feet
Public Frontage Type	Common Yard	Common Yard	n/a	PF, T/L, FC, ST
Walkway Type	10 foot Multi-use Trail	10 foot Multi-use Trail	5 foot Sidewalk	5 foot Sidewalk
Planter Type	9 foot Swale (*not included BR 72-44)	8 foot Swale	n/a	6' Continuous Planter; 5' Continuous Planter
Curb Type	Swale	Swale	Curb	Curb
Landscape Type	Trees Clustered Naturalistically	Trees Clustered Naturalistically	n/a	Trees at 30 feet o.c. Average
Transportation Provision	BT	BT	BL	BR

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

Thoroughfare Assemblies

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

ST-57-20

- Pavement Width
- Right of Way Width
- Streetscape Type

THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
ST: Street
RD: Road
RA: Rear Alley
RL: Rear Lane
BT: Bicycle Trail
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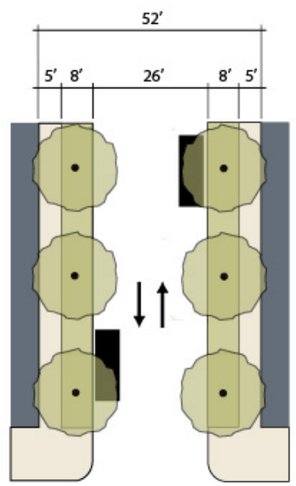
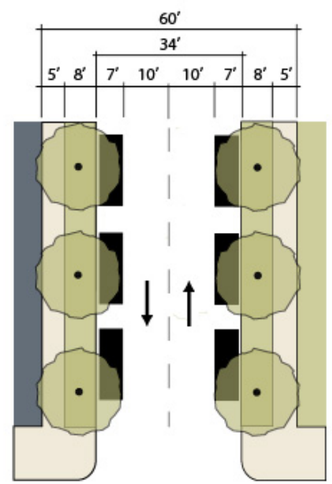
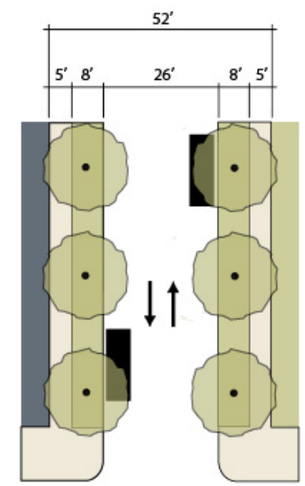
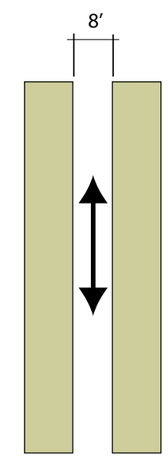








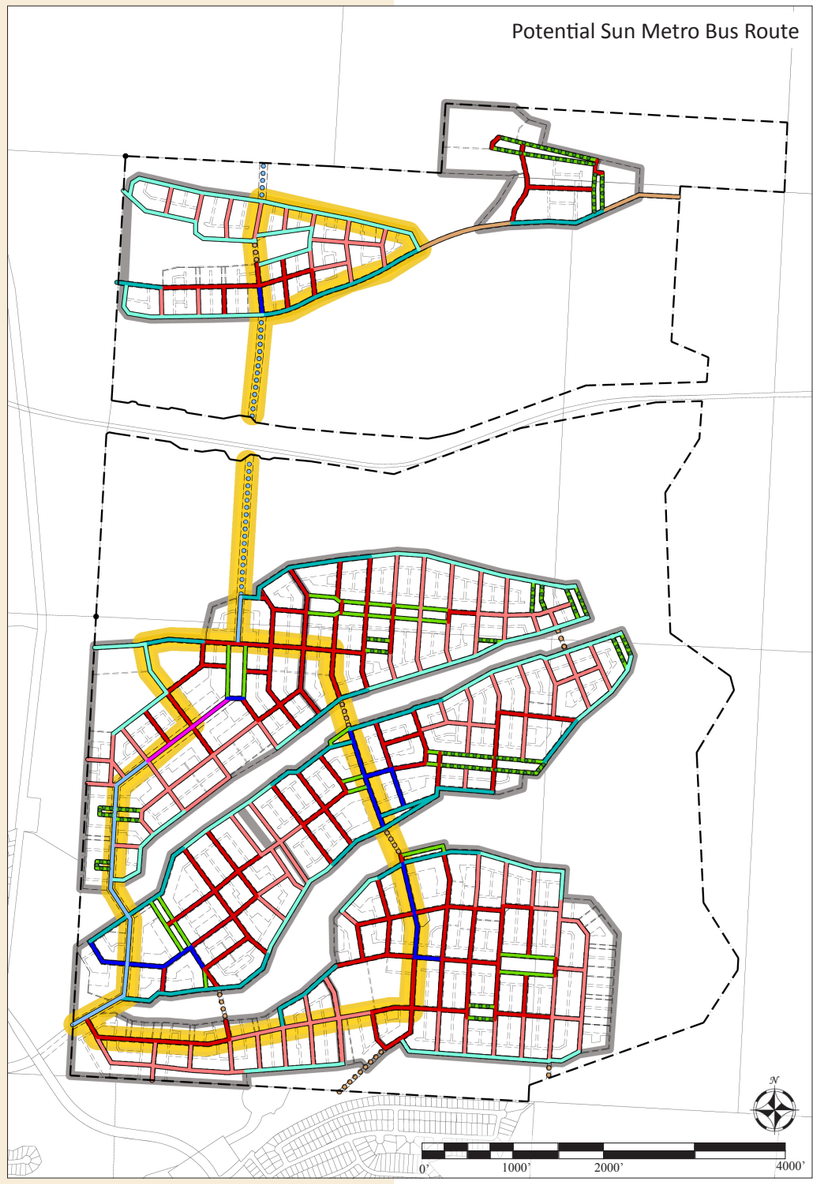
	ST 52-26	DR 60-34	DR 52-26	PT 8-8
Thoroughfare Type	Street	Drive	Drive	Pedestrian
Transect Zone	T3, T4, T5	T3, T4, T5	T2, T3, T4, T5	T2, T3, T4, T5
Right-of-Way Width	52 feet	60 feet	52 feet	8 feet
Pavement Width	26 feet	34 feet	26 feet	8 feet
Movement	Yield Movement	Slow Movement	Yield Movement	Pedestrian Movement
Vehicular Design Speed	20 MPH	20 MPH	20 MPH	n/a
Pedestrian Crossing Time	7.4 Seconds	9.7 Seconds	7.4 Seconds	n/a
Traffic Lanes	1 Yield lane	2 lanes	1 Yield lane	n/a
Parking Lanes	Both sides @ 7 feet unmarked	Both sides @ 7 feet marked	Both sides @ 7 feet unmarked	None
Curb Radius	10 feet	10 feet	10 feet	n/a
Public Frontage Type	PF, T/L, FC, ST	PF, T/L, FC, ST	PF, T/L, FC, ST	Varies by Transect
Walkway Type	5 foot Sidewalk	5 foot Sidewalk	5 foot Sidewalk	8 foot Sidewalk
Planter Type	7 foot Continuous Planter	8 foot Continuous Planter	7 foot Continuous Planter	None
Curb Type	Curb	Curb	Curb	None
Landscape Type	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average	Varies
Transportation Provision	BR	BR	BR	n/a

Sun Metro Bus Route Thoroughfare Assemblies

Alternate thoroughfare assemblies shall be used along the Sun Metro bus route, to provide 11 foot travel lanes to facilitate bus movements. These alternate assemblies shall only apply to portions of the cross-section that are included on the bus route.

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

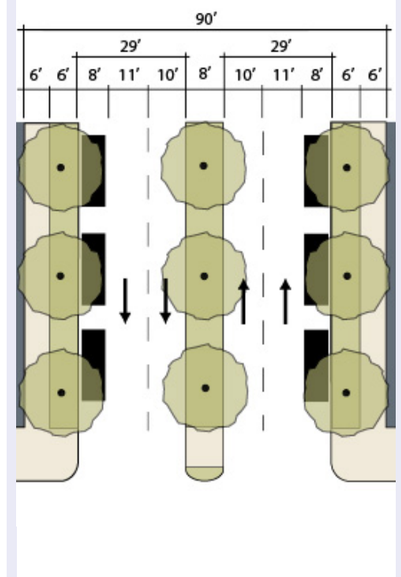


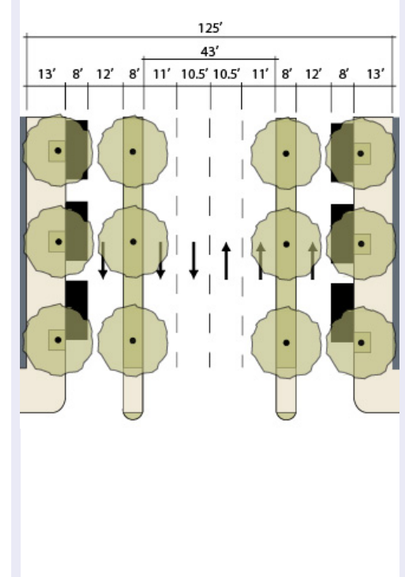
ST-57-20

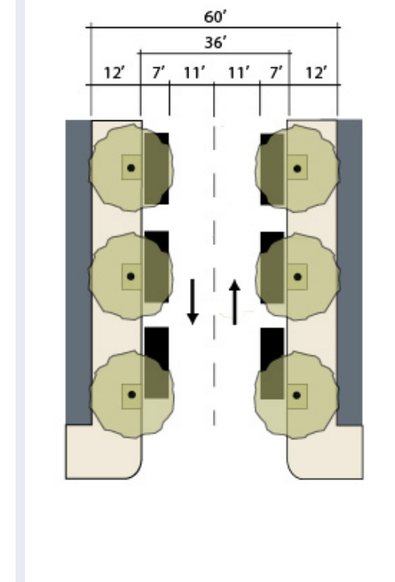
- Pavement Width
- Right of Way Width
- Streetscape Type

THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
ST: Street
RD: Road
RA: Rear Alley
RL: Rear Lane
BT: Bicycle Trail
BL: Bicycle Lane
BR: Bicycle Route
PT: Path
TR: Transit Route







	AV 90-58 (replaces AV 90-56)	BV 125-43 (replaces BV 125-43)	CS 60-36 (replaces CS 60-34)
Thoroughfare Type	Avenue	Boulevard	Commercial Street
Transect Zone	T3, T4, T4O, T5	T4O, T5, T6	T4O, T5, T6
Right-of-Way Width	90 feet	125 feet	60 feet
Pavement Width	58 feet total	20 feet - 43 feet - 20 feet	36 feet
Movement	Slow Movement	Free Movement (inner lanes)	Slow Movement
Vehicular Design Speed	25 MPH	35 MPH	20 MPH
Pedestrian Crossing Time	8.2 Seconds	5.7 Seconds - 12.2 Seconds - 5.7 Seconds	10.2 Seconds
Traffic Lanes	4 lanes	4 lanes & two one-way slip roads	2 lanes
Parking Lanes	Both sides @ 8 feet marked	Both sides @ 8 feet marked	Both sides @ 8 feet marked
Curb Radius	10 feet	10 feet	10 feet
Public Frontage Type	PF, T/L, FC, ST, SH	Forecourt, Shopfront, Gallery, Arcade	Shopfront, Gallery, Arcade
Walkway Type	6 foot Sidewalk	6 foot Sidewalk	12 foot Sidewalk
Planter Type	6 foot Continuous Parkway	7 foot Continuous Parkway	4' x 4' tree well
Curb Type	Curb or Swale	Curb	Vertical Curb
Landscape Type	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR	BR, TR	BR, SH, TR

ST-57-20

- Pavement Width
- Right of Way Width
- Streetscape Type

THOROUGHFARE TYPES

BV: Boulevard
AV: Avenue
CS: Commercial Street
DR: Drive
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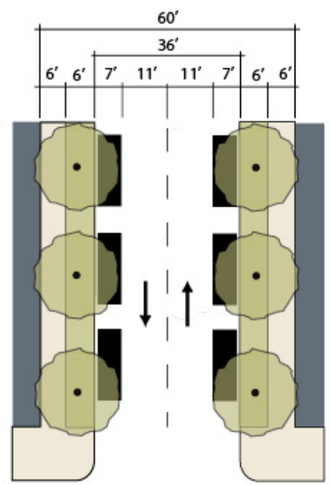

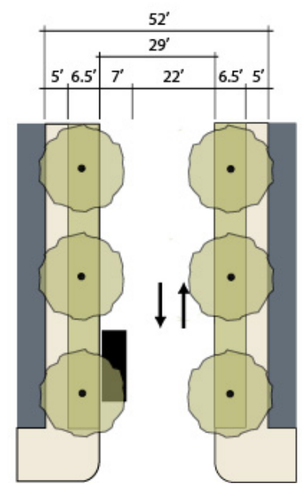

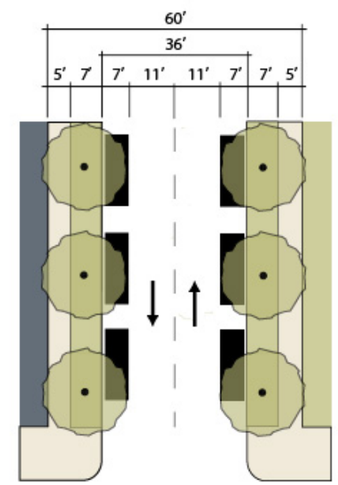

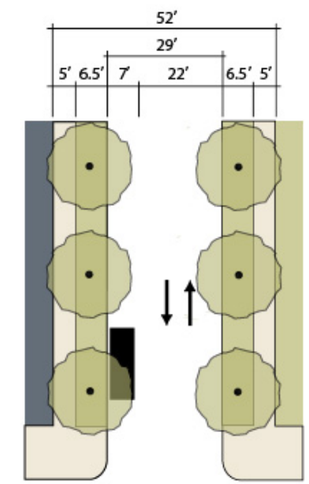

	ST 60-36 (replaces ST 60-34)	ST 52-29 (replaces ST 52-26)	DR 60-36 (replaces DR 60-34)	DR 52-29 (replaces DR 52-26)
Thoroughfare Type	Street	Street	Drive	Drive
Transect Zone	T4, T4O, T5	T3, T4, T5	T3, T4, T5	T2, T3, T4, T5
Right-of-Way Width	60 feet	52 feet	60 feet	52 feet
Pavement Width	36 feet	29 feet	36 feet	29 feet
Movement	Slow Movement	Slow Movement	Slow Movement	Slow Movement
Vehicular Design Speed	20 MPH	20 MPH	20 MPH	20 MPH
Pedestrian Crossing Time	10.2 Seconds	8.2 Seconds	10.2 Seconds	8.2 Seconds
Traffic Lanes	2 lanes	2 lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked	One side @ 7 feet unmarked	Both sides @ 7 feet marked	One side @ 7 feet unmarked
Curb Radius	10 feet	10 feet	10 feet	10 feet
Public Frontage Type	Shopfront, Gallery, Arcade, Stoop	PF, T/L, FC, ST	PF, T/L, FC, ST	PF, T/L, FC, ST
Walkway Type	6 foot Sidewalk	5 foot Sidewalk	5 foot Sidewalk	5 foot Sidewalk
Planter Type	6 foot Continuous Planter	6.5 foot Continuous Planter	7 foot Continuous Planter	6.5 foot Continuous Planter
Curb Type	Curb	Curb	Curb	Curb
Landscape Type	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR	BR, TR	BR, TR	BR, TR

Sun Metro Bus Route Thoroughfare Assemblies

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

Pedestrian & Bicycle Network

Compliant with Bicycle Network requirement as set forth in §21.30.070(A)(6):

"A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d."

Bicycle Network:
- Sharrow
- Bike Lane or Trail

Pedestrian Network:
- Street w/ Sidewalk
- Alley
- Path (new)
- Path (exist.)

- Application Boundary
- New Community Boundary

- T1 Natural (Utility)
- T1 Natural (Stormwater)
- T1
- T3
- T4
- T4-O
- T5
- SD

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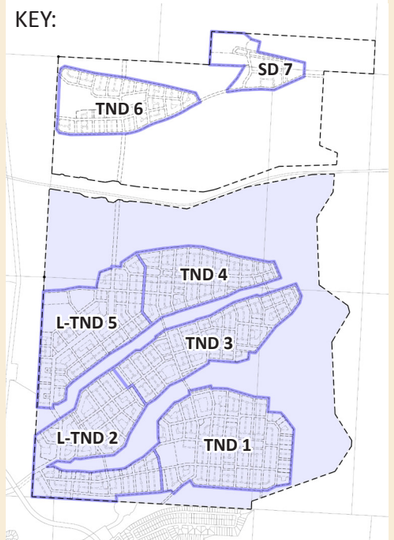

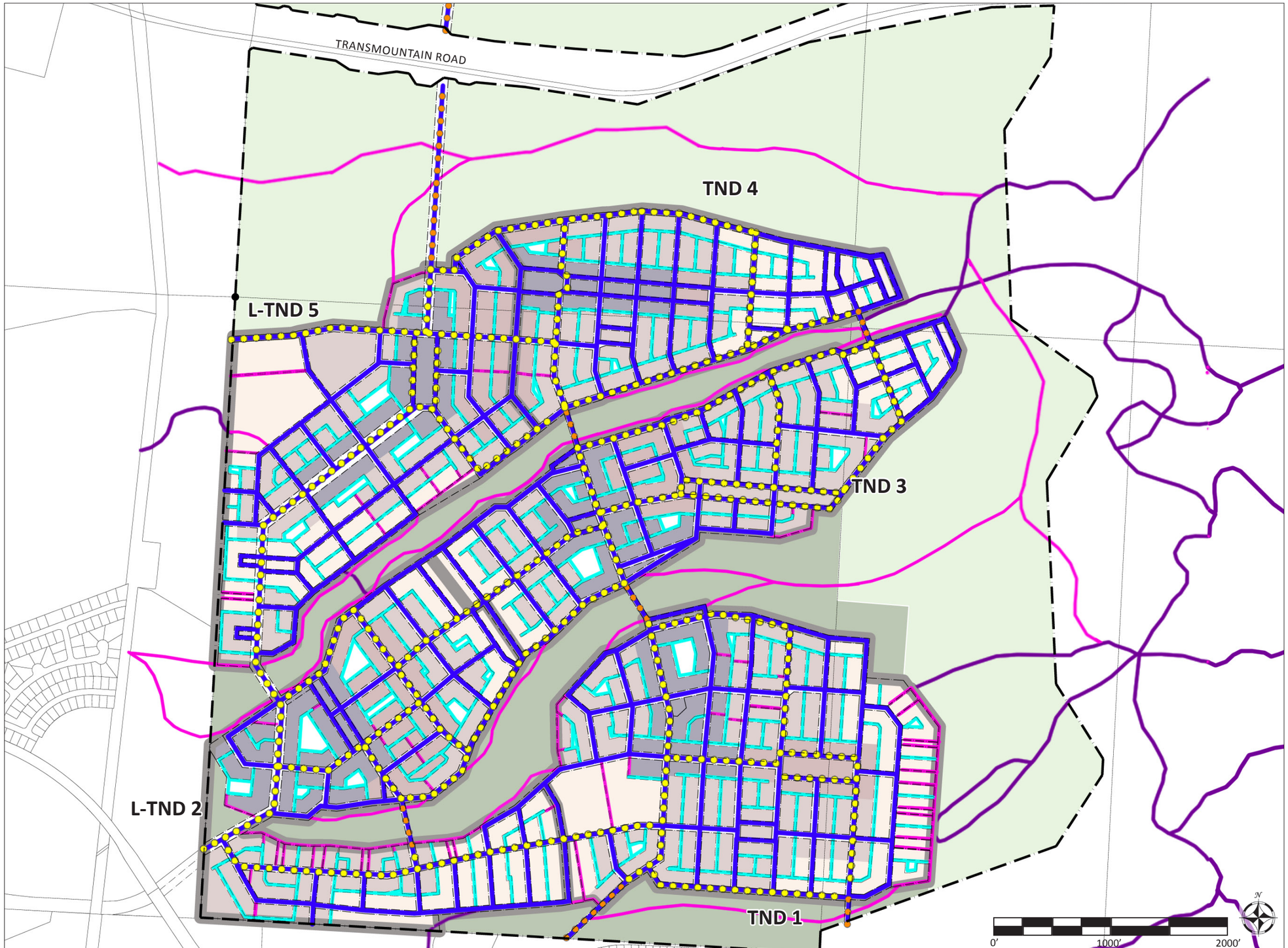

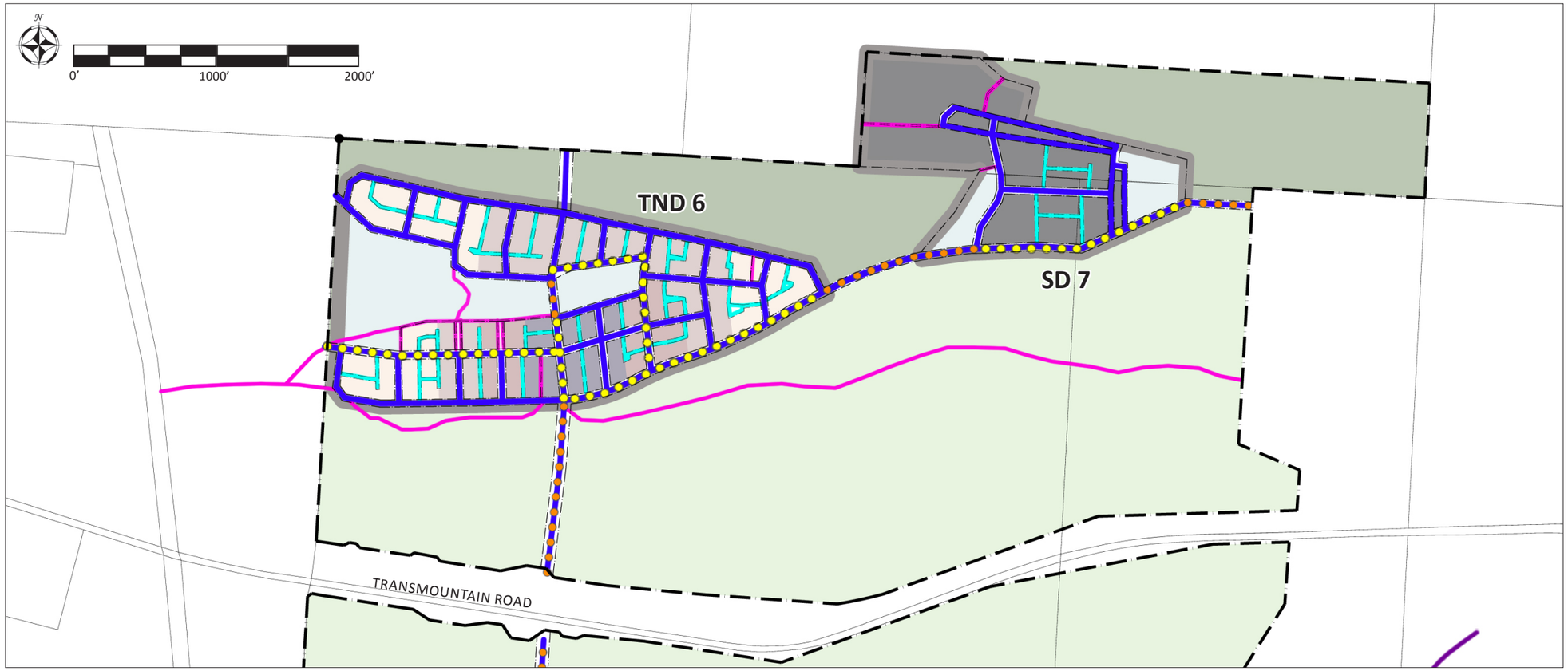

Pedestrian & Bicycle Network

Bicycle Network:
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Pedestrian Network:
- Street w/ Sidewalk
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- Path (exist.)

- T1 Natural (Utility)
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- T1
- T3
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- T5
- SD

- Application Boundary
- New Community Boundary

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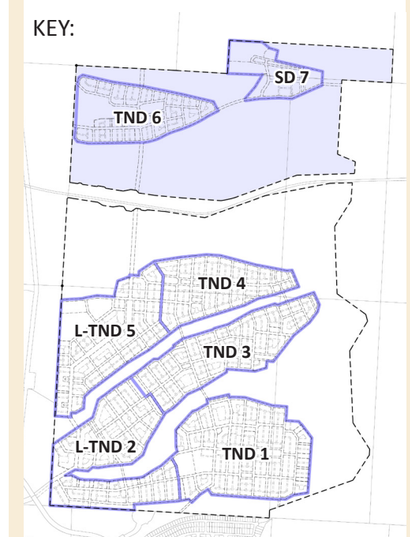


Special Requirements Plan

☐ Compliance with special requirements for mandatory and recommended Retail Frontage:

For New Communities, per §21.30.090 (A)(2): *"Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage."*

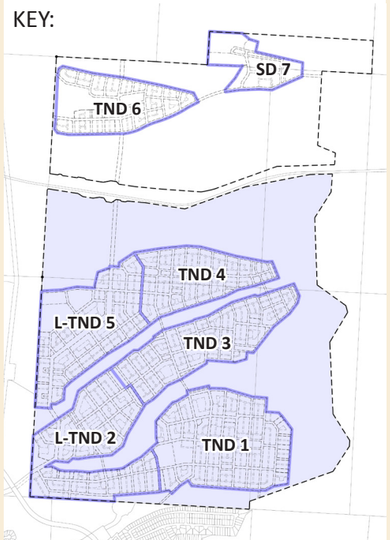
☐ Compliance with special requirements for recommended Gallery/Arcade Frontage:

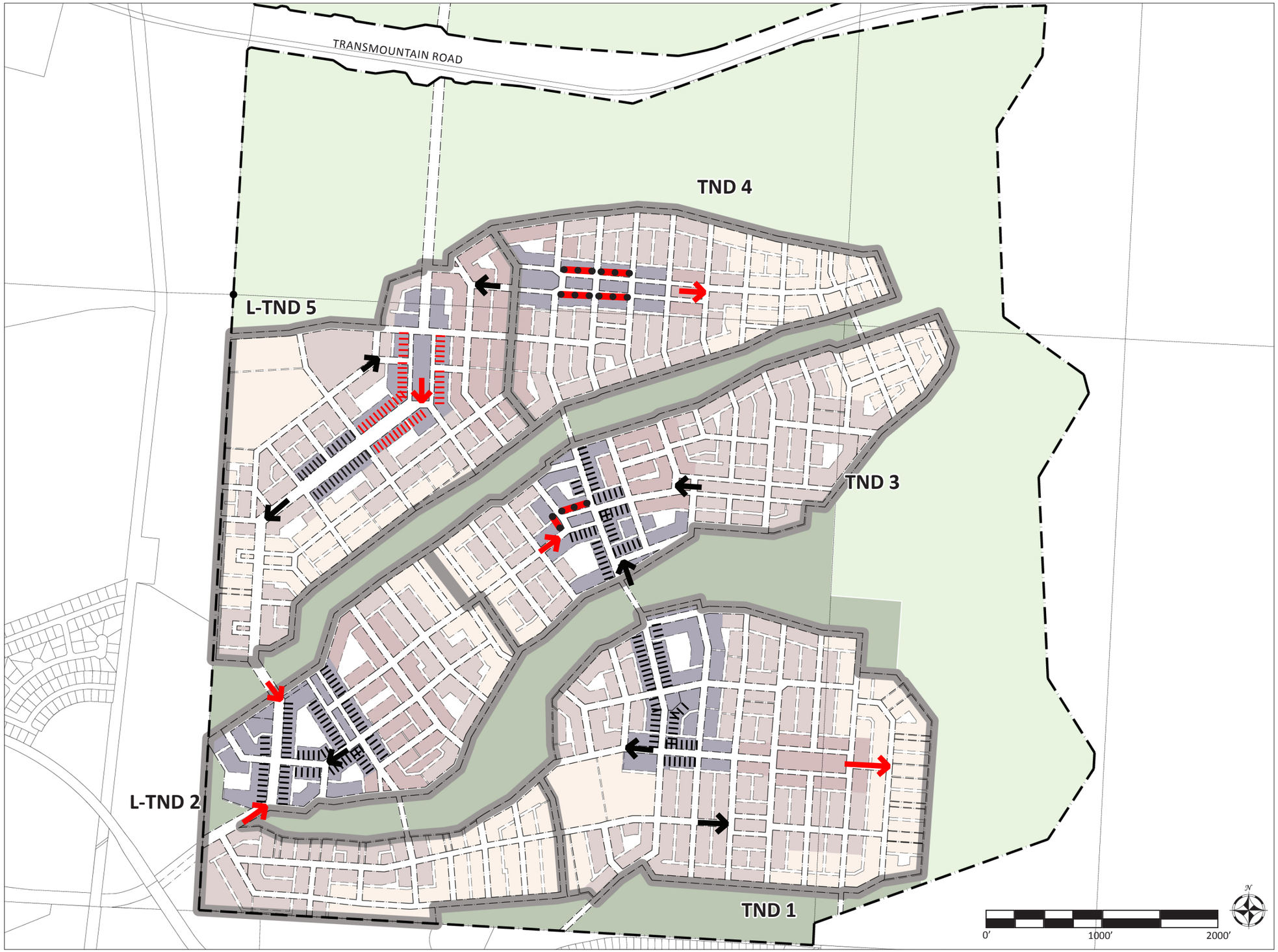
For New Communities, per §21.30.090 (A)(3): *"Designations for mandatory and/or recommended gallery frontage advising that a building provide a permanent cover over the sidewalk, either cantilevered of supported by columns"*, and per §21.30.090 (A)(4): *"Designations for mandatory and/or recommended arcade frontage advising that a building overlap the sidewalk such that the first floor is a colonnade."*

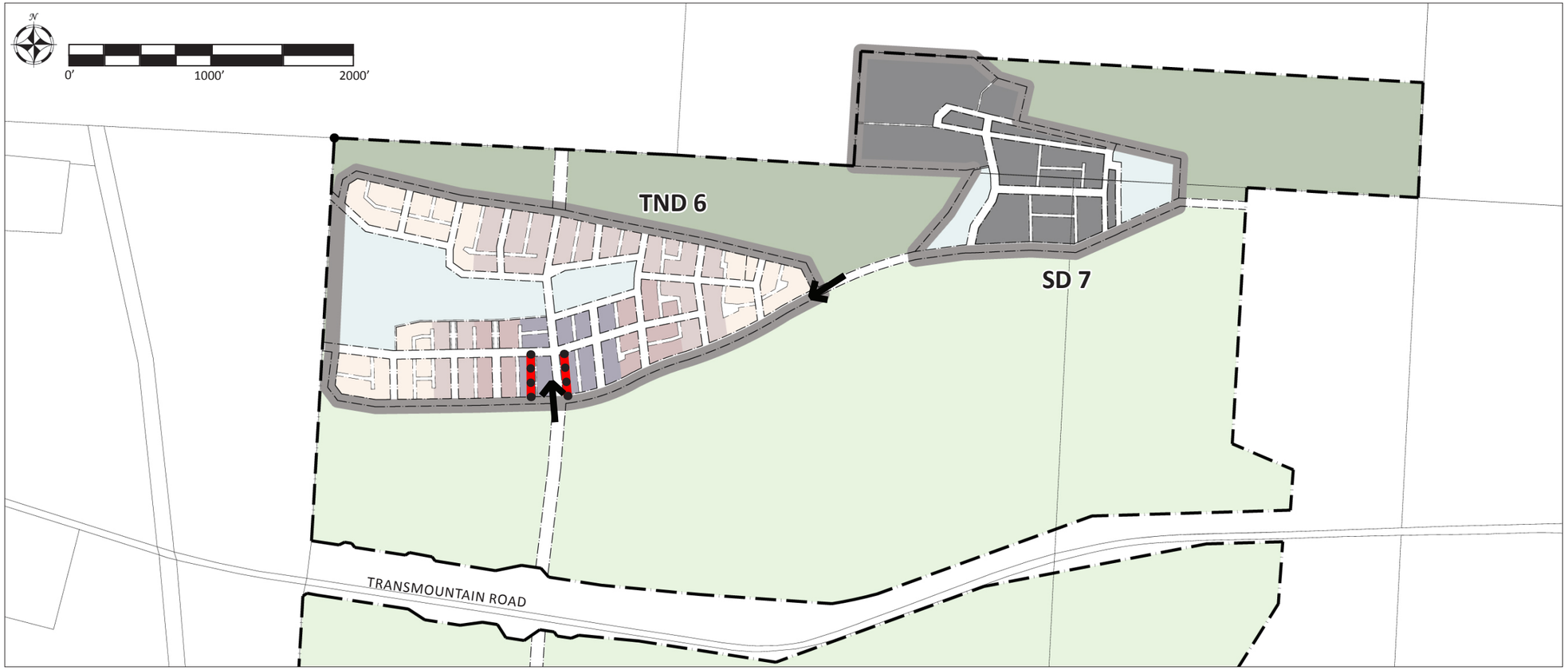
(Continued next page)

- Mandatory Retail
- Recommended Retail
- Recommended Gallery/Arcade
- Mandatory Terminated Vista
- Recommended Terminated Vista
- Application Boundary
- New Community Boundary

KEY:







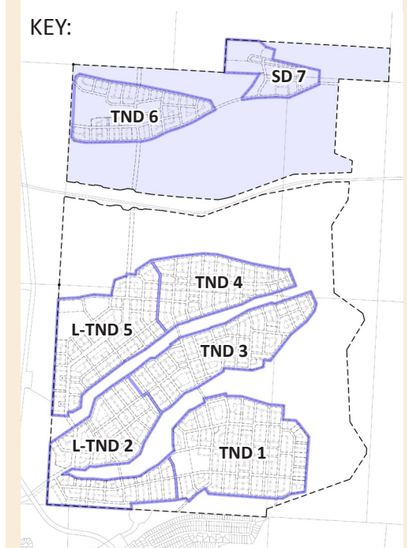
Special Requirements Plan

Compliance with special requirements for terminated vistas:

For New Communities, per §21.30.090 (A) (6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

- Mandatory Retail
- Recommended Retail
- Recommended Gallery/Arcade
- Mandatory Terminated Vista
- Recommended Terminated Vista
- Application Boundary
- New Community Boundary

KEY:



Special Requirements Plan

Compliant with Special Requirements for A/B Grid:*

For New Community Plans, per section §21.40.070(1): "A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a Pedestrian Shed."

*The locations indicated are recommended.

A-Grid

B-Grid

Application Boundary

New Community Boundary

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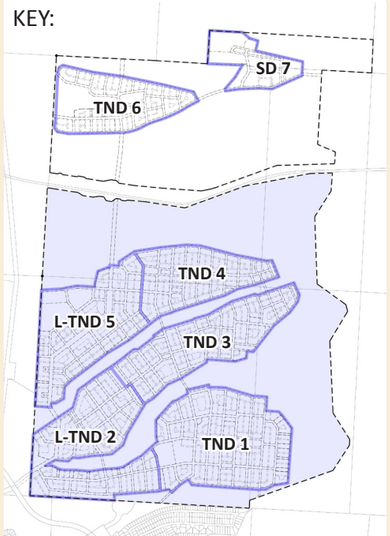
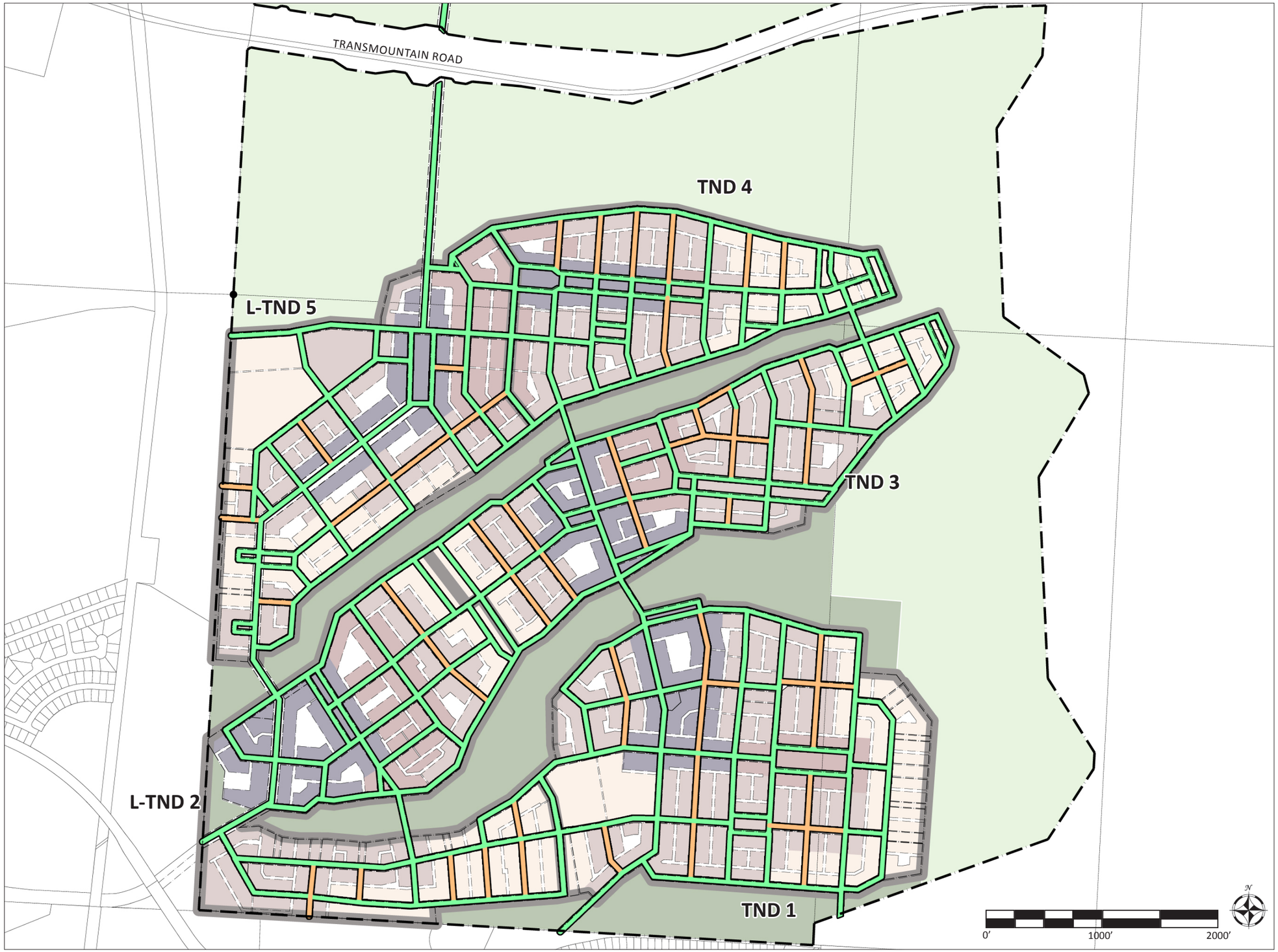
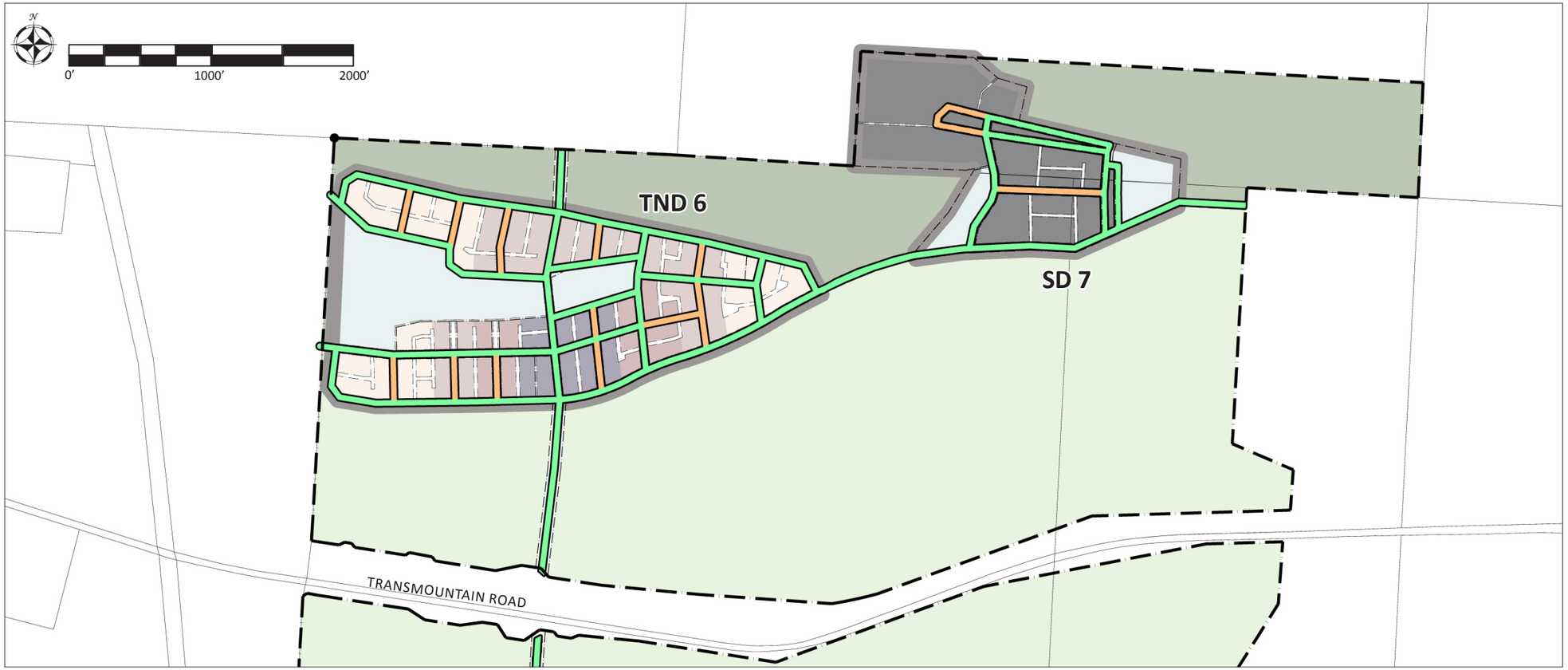


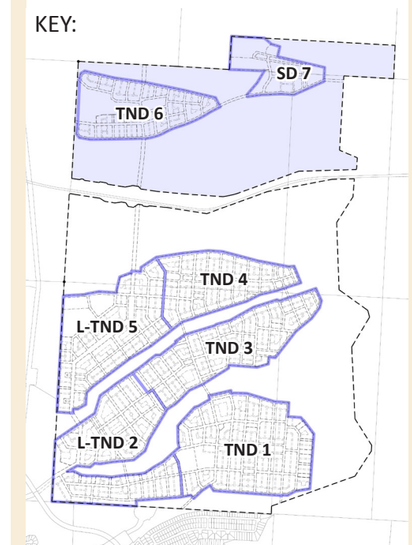




Special Requirements Plan

A-Grid
B-Grid
Application Boundary
New Community Boundary

KEY:



A/B GRID ALLOCATION TABLE		
	A-Grid	B-Grid
Requirement	minimum 70%	maximum 30%
TND 1	78%	22%
L-TND 2	87%	13%
TND 3	76%	24%
TND 4	85%	15%
L-TND 5	87%	13%
TND 6	79%	21%
SD 7	79%	21%

Black and White Regulating Plan for Recording

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

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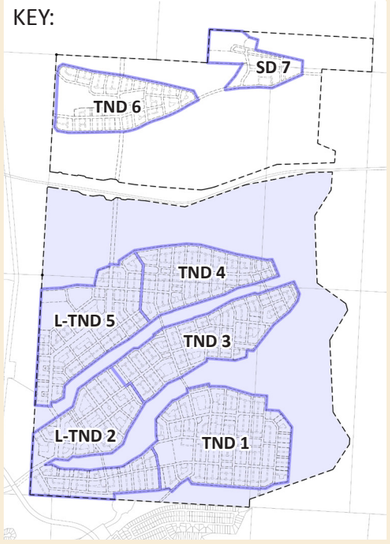

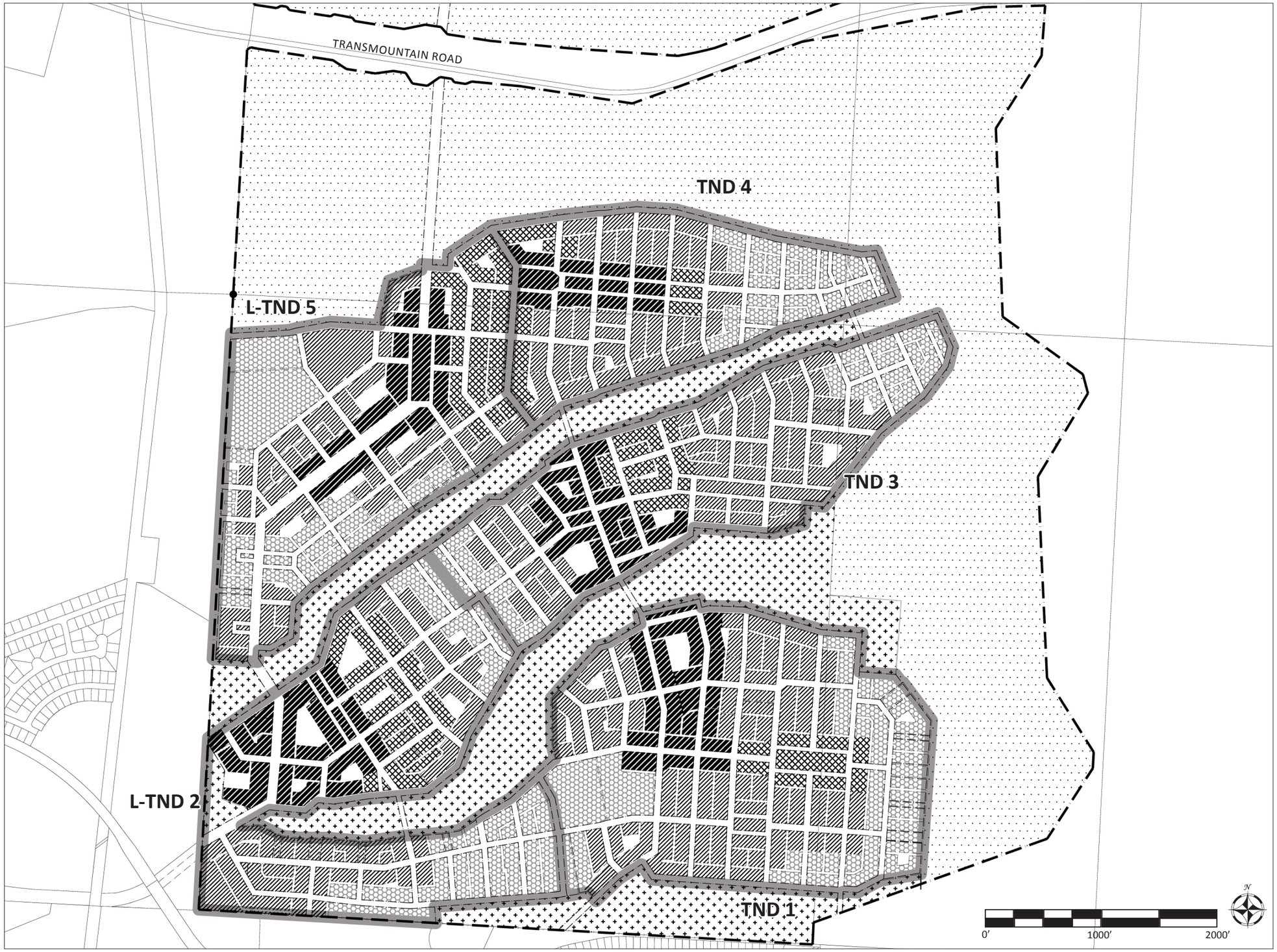

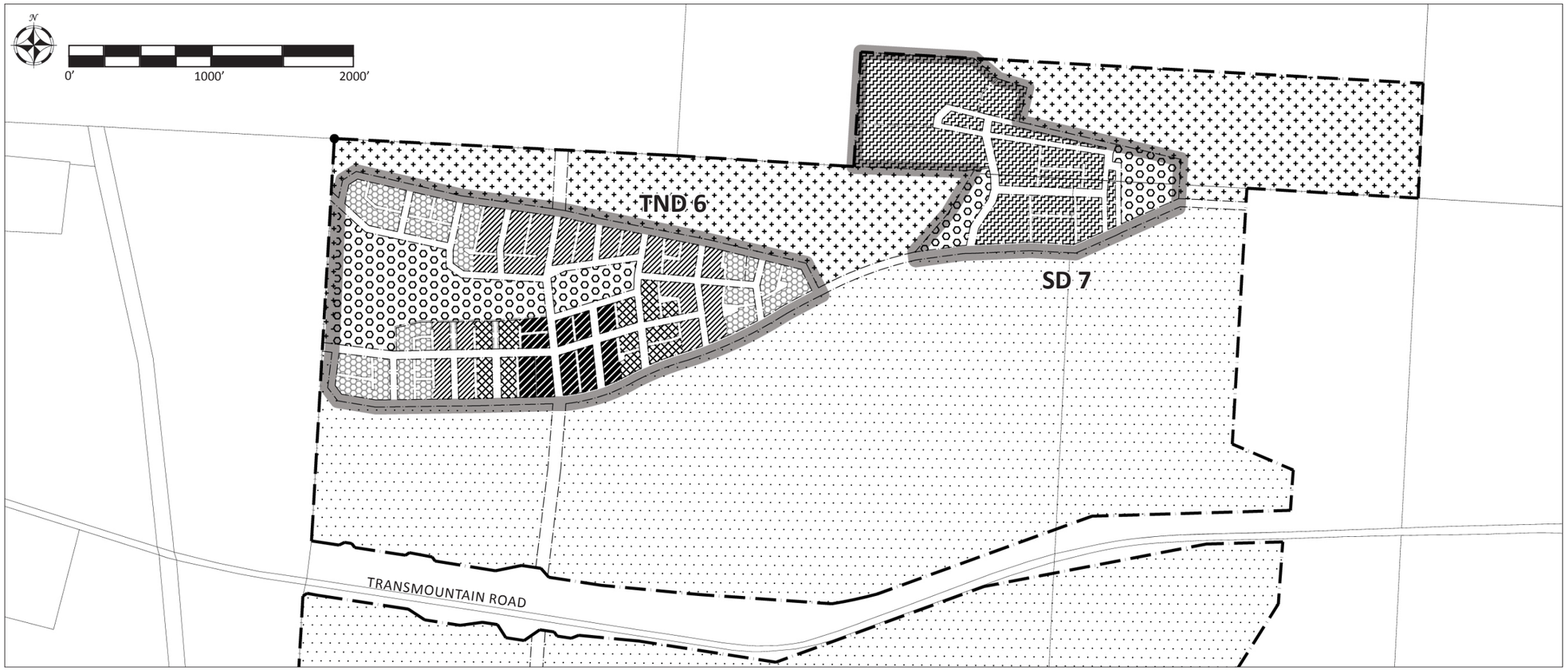

Black and White Regulating Plan for Recording

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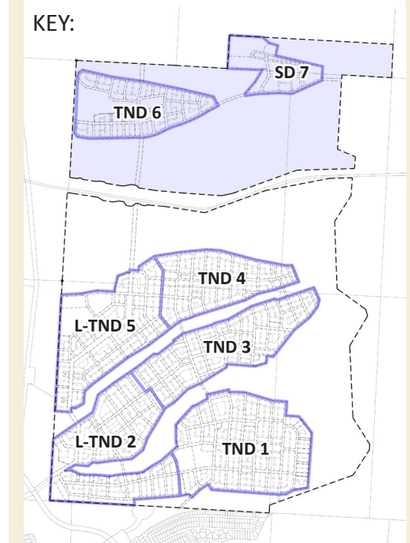

Special District Requirements

This page contains the regulations for **SD 7 - Northwest Park** (designated as "Special District" on the Transmountain Corridor & Northwest Master Plan Regulating Plan).

	SD 7	
a. ALLOCATION OF ZONES		
CLD	N/A	
TND	N/A	
TOD	N/A	
b. BASE RESIDENTIAL DENSITY		
By Right	24	
By TDR	N/A	
Other Functions	50 - 100%	
c. BLOCK SIZE		
Block Perimeter	3000 ft. max.	
d. THOROUGHFARES		
HW	not permitted	
BV	not permitted	
AV	not permitted	
CS	permitted	
DR	permitted	
ST	permitted	
RD	not permitted	
Rear Lane	permitted	
Rear Alley	permitted	
Path	permitted	
Passage	permitted	
Bicycle Trail	permitted	
Bicycle Lane	permitted	
Bicycle Route	permitted	
e. CIVIC SPACES		
Park	permitted	
Green	permitted	
Square	permitted	
Plaza	permitted	
Playground	permitted	
f. LOT OCCUPATION		DISPOSITION
Lot Width	N/A	
Lot Coverage	N/A	
g. SETBACKS - PRINCIPAL BUILDING		
Front Setback	0 ft. min., 20 ft. max.	
Side Setback	0 ft. min.	
Rear Setback	0 ft. min.	
h. BUILDING Disposition		
Edgeyard	permitted	
Sideyard	permitted	
Rearyard	permitted	
i. PRIVATE FRONTAGES		CONFIGURATION
Common Yard	permitted	
Porch & Fence	permitted	
Terrace, Dooryard	permitted	
Forecourt	permitted	
Stoop	permitted	
Shopfront	permitted	
Gallery	permitted	
Arcade	permitted	
Parking Lot	permitted	
j. BUILDING CONFIGURATION		
Principal Building	6 Stories, max.	
Outbuilding	N/A	
k. BUILDING FUNCTION		FUNCTION
Residential	not applicable	
Lodging	open use	
Office	open use	
Retail	open use	