



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ16-00017  
**Application Type:** Major Amendment – Master Zoning Plan (MZP)  
**CPC Hearing Date:** July 28, 2016

**Staff Planner:** Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov  
**Location:** 1700 E. Cliff Drive  
**Legal Description:** A portion of Lot 1, Block 1, City View Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 15.07 acres  
**Rep District:** 8  
**Current Zoning:** G-MU (General - Mixed Use)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** No  
**Request:** Major Amendment to Master Zoning Plan (MZP)  
**Proposed Use:** Hospital, medical office, and assisted living facility

**Property Owner:** GECU  
**Representative:** Brock & Bustillos Inc. c/o Sergio Adame

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) / Medical office; C-1/sc/sp (Commercial/special contract/special permit) & C-1/sc (Commercial/special contract) / Hospital  
**South:** A-2/sc (Apartment/special contract), A-4/c (Apartment/conditions), & A-4 (Apartment/special contract) / Multi-family dwellings  
**East:** G-MU (General Mixed Use) / Medical office; R-5 (Residential) / Single-family dwellings; R-5/sp (Residential/special permit) / Single-family dwellings; A-O (Apartment/office) / Multi-family dwellings; A-O/sc (Apartment/special contract) / Multi-family dwellings  
**West:** A-2 (Apartment) / Multi-family dwellings; R-5 (Residential) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Central Planning Area)

**NEAREST PARK:** Houston Park (3,003 feet)

**NEAREST SCHOOL:** Wiggs Middle School (1,036 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central El Paso Community Organization  
El Paso Central Business Association  
Golden Hills Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 13, 2016. The Planning Division has received a letter via email in opposition to the amended master zoning plan request, see attachment 7.

### **APPLICATION DESCRIPTION**

The applicant is requesting a major amendment to the existing Master Zoning Plan (MZP), approved by Ordinance No. 17111, dated April 21, 2009, under which this G-MU (General Mixed-Use) zoned property is currently regulated (Attachment 6). The amended MZP proposes a 57,000 sq. ft., 2-story, rehabilitation

hospital, two 15,000 sq. ft. medical office structures, and a 26,000 sq. ft., 42-unit, assisted living facility. The site is designed to encourage pedestrian use for physicians and patients visiting one or more of the buildings and/or the surrounding medical services. The development requires a maximum of 306 parking spaces and the applicant is providing 356 parking spaces and 18 bicycle spaces. Parking exceeds the maximum, therefore additional trees shall be provided. Access to the subject property is proposed from Cliff Drive, Arizona Avenue, and Golden Hills Terrace Street.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of amending the Master Zoning Plan (MZP) and acceptance of the Master Zoning Plan (MZP) Report as the application meets all the requirements of 20.04.200(B) Amendments to an Approved Master Zoning Plan and 20.10.360(G) Residential, General and Industrial Mixed Use Districts.

### **ANALYSIS**

#### **20.04.200(B)**

Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein.

#### **1. Major Amendments.**

- a. Any amendment meeting one or more of the criteria listed below or any other proposed change not considered a minor amendment as described below shall require resubmittal, review and approval of a new zoning application to amend the MZP by the CPC and city council. Major amendments shall follow the same procedural and notice requirements required for the initial approval of the MZP, except that the mixed use zoning district designation shall not be revised unless requested by the applicant. If a change within a subdistrict constitutes a major amendment, as defined herein, requiring an amendment to the MZP, the CPC and city council shall review the proposed change for compatibility within the subdistrict and the adjacent subdistricts.
  - i. Any change to the overall mixed use district boundary.
  - ii. Any change to the approved mix of land use types within a designated subdistrict that increases the nonresidential intensity of development within that subdistrict by ten percent or more of the relevant characteristic(s) of development intensity, provided that the total projected nonresidential development intensity within the entire MZP shall not increase by ten percent of such characteristic(s). For purposes of this section, intensity may be measured by a single characteristic or by multiple characteristics as appropriate to the land use type, including, but not limited to, FAR, parking, and vehicular trips generated.
  - iii. Any change to the boundary of a land use within a subdistrict that results in the relocation of ten percent or more of the area of that land use.
  - iv. Any change to the boundary of a subdistrict that results in the relocation of ten percent or more of the area of the subdistrict.
  - v. An increase of ten percent or more of the originally approved number of projected dwelling units within a designated subdistrict, provided that the total projected dwelling units within the entire MZP shall not increase by ten percent.
  - vi. An increase of ten percent or more of the originally approved floor area for nonresidential uses within a designated subdistrict.
  - vii. Any reduction to the public or private open space components within a designated subdistrict.
  - viii. A twenty percent or greater increase in the height of structures by land use type within a designated subdistrict.
  - ix. A ten percent or greater reduction in the originally approved setbacks by land use type within a designated subdistrict.
  - x. A five percent or greater increase in lot coverage by structures by land use type within a designated subdistrict.

- xi. Any changes within and/or between subdistricts that, when aggregated result in an increase to one or more of the aforementioned variances for the mixed use district as a whole.
- xii. Any change which would result in the juxtaposition of incompatible land uses.
- b. Approval of a major amendment may be granted upon a finding that:
  - i. The requested amendment is in general conformity with the stated purposes of this section and the purposes of the specific zoning district to which the property is subject to;
  - ii. The requested amendment meets all other applicable zoning, building, drainage, water quality, and safety code requirements, and any other applicable law or regulation; and
  - iii. The requested amendment will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.

*The applicant complies with 20.04.200(B)*

#### 20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
  - a. Development Perspective.
    - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
    - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
    - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
    - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
    - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
    - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
    - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
    - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
    - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
    - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
    - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
    - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
- xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
- xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
- b. Building Perspective.
  - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
  - ii. That the design of streets and buildings reinforce safe environments.
  - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
  - iv. That public gathering spaces be provided in locations that reinforce community identity.
  - v. That the preservation and renewal of historic buildings be facilitated.
  - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

*The applicant complies 20.10.360(G)(1)*

- 2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
  - a. Neighborhoods limited in size and oriented toward pedestrian activity.
  - b. A variety of housing types, jobs, shopping, services, and public facilities.
  - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
  - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
  - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
  - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
  - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
  - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
  - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
  - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

*The applicant complies 20.10.360(G)(2)*

- 3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
  - a. Architectural compatibility;

- b. Human scale design;
- c. Integration of uses;
- d. Encouragement of pedestrian activity;
- e. Buildings that relate to and are oriented toward the street and surrounding buildings;
- f. Residential scale buildings in any mixed residential area;
- g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
- h. Buildings that focus activity on a neighborhood open space, square or plaza.

*The applicant complies 20.10.360(G)(3)*

- 4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

*The applicant complies 20.10.360(G)(4)*

- 5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

*The applicant complies 20.10.360(G)(5). No parking reduction is requested.*

- 6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

*The applicant complies 20.10.360(G)(6)*

- 7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

*The applicant complies 20.10.360(G)(7).*

**Plan El Paso- Future Land Use Map Designation**

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

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

### **Plan El Paso - Goals & Policies**

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.1: City officials should consider the following neighborhood patterns when evaluating rezoning requests and also when locating and designing development on public land, seeking to achieve voluntary compliance with as many patterns as practical. While the land development code and state law ultimately dictate what shall be approved by the City, all design approaches that could increase the function, aesthetics, sustainability, marketability, and livability of projects should be discussed as part of the land development process. Consensus approaches should become changes to the land development code. The illustrative plans in various elements of Plan El Paso demonstrate the application of these design principles to a wide variety of sites within El Paso.

### **COMMENTS:**

#### **Planning & Inspections Department- Planning Division - Transportation**

No objections to amended master zoning plan.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **Planning & Inspections Department – Building & Development Permitting and Landscape Review**

As shown on plans the required landscape area is met. However, at the time of submittal for building permits the project will need to comply with all applicable provisions of section 18.46 of the municipal code to include, Street, buffer and canopy trees and all applicable provisions of the IBC and TAS.

#### **Planning & Inspections Department - Land Development**

No objections to amended master zoning plan.

Approval of the amended master zoning plan by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the master zoning plan from the administrator.

#### **El Paso Fire Department**

The request does not adversely affect the Fire Department.

#### **Sun Metro**

- Recommends the construction of sidewalks to permit pedestrian access to mass transit options.
- Recommends coordinating with Sun Metro before moving forward with design and construction

Developer needs to coordinate with Sun Metro in identifying locations of bus stops.

Sun Metro does not oppose this request.

#### **El Paso Water Utilities**

EPWU does not object to this request.

Water

1. Along Cliff Drive between Wright Street and Golden Hill Terrace Street there is an existing twenty-four (24) inch diameter water transmission main. This main is not available for service; no service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. From the intersection of Cliff Drive and Medical Center Court along Cliff Drive towards the west there is an existing four (4) inch diameter water main. This main dead-ends at approximately 117 feet west of Medical Center Court.
3. Existing water main located within the easternmost portion of the Property (description):
4. From the intersection of Cliff Drive and Medical Center Court a long Cliff Drive towards the east, there is an existing eight (8) inch diameter water main. This main operates on the West High Pressure Zone. At approximately 151 feet east of Medical Center Court the alignment of this main continues towards the south into the subject Property. A pressure reducing valve (set to 50 pounds per square inch) is located at the existing northern driveway into the Property at Cliff Drive. This 8-inch diameter water main is located within the subject Property, west of Golden Hill Terrace Street for a distance of approximately 650 feet. The 8-inch diameter main connects to the existing water main located along Golden Hill Terrace Street (described in the following paragraph) by means of a pressure relief valve. The southernmost portion of this main has a diameter of four (4) inches and a length of 230 feet approximately. This existing main is a pressure regulated main (“intermediate system”). In the event this main would require to be replaced, pipeline of adequate material would be required for this water pressure. These mains operate within the Golden Hills Intermediate Pressure Zone.
5. Along Golden Hill Terrace Street between Cliff Drive and Arizona Street there is an existing six (6) inch diameter water main. This water main operates on the Valley Pressure Zone.
6. Along Arizona Street between Golden Hill Terrace Street and Langtry Street there is an existing six (6) inch diameter water main.
7. Along Langtry Street between Nevada Street and the alley located between Nevada Street and Arizona Street there is an existing four (4) inch diameter water main. Along Langtry Street between the described alley and Arizona Street there are no existing water mains.
8. Along Wright Street between Nevada Street and Cliff Drive there is an existing four (4) inch diameter water main.
9. Previous water pressure readings conducted on fire hydrant number 555 located at the south east corner of Medical Center Court and Cliff Drive have yielded a static pressure of 126 pounds per square inch (psi), residual pressure of 122 psi, discharge of 671 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device. This hydrant operates on the West High Pressure Zone.

#### Sanitary Sewer

10. As per EPWU-PSB records, no existing public sanitary sewer mains are shown inside the Property.
11. From the intersection of Cliff Drive and Wright Street along Cliff Drive towards the east there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 280 feet east of Wright Street.
12. From the intersection of Cliff Drive and Golden Hill Terrace Street along Cliff Drive towards the west there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 370 feet west of east of Golden Hill Terrace Street.
13. Along Golden Hill Terrace Street between Cliff Drive and Arizona Street there is an existing six (6) inch diameter sanitary sewer main.
14. From the intersection of Arizona Street and Golden Hill Terrace Street along Arizona Street towards the west there is an existing sanitary sewer main. This main dead-ends at approximately 150 feet west of Golden Hill Terrace Street.
15. Along Wright Street between Cliff Drive and Nevada Street there is an existing eight (8) inch diameter sanitary sewer main.
16. Along Langtry Street between Nevada Street and Arizona Street there are no existing sanitary sewer mains.

## General

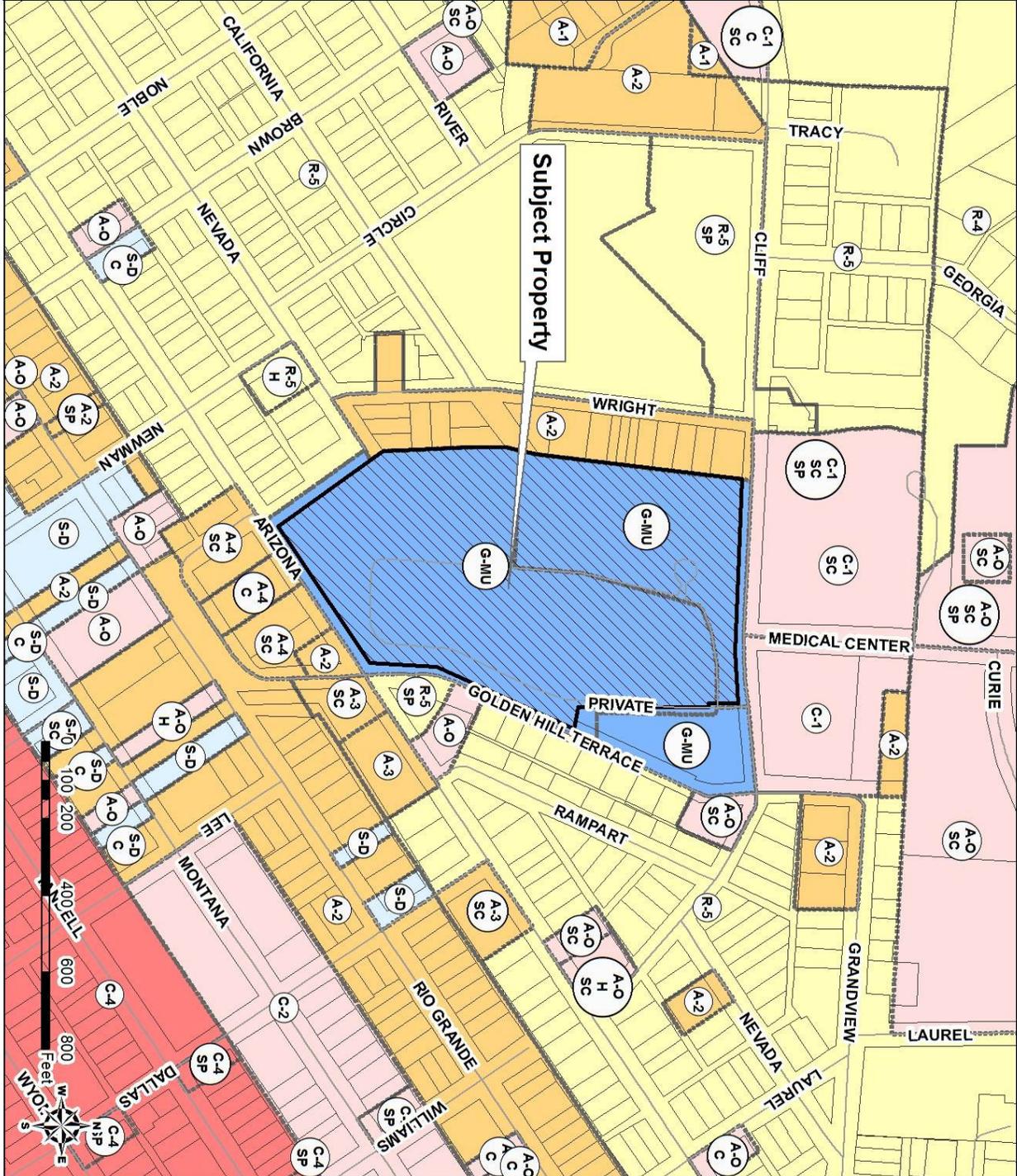
17. If the Developer decides to abandon or remove the existing EPWU facilities located on the subject Property, the Owner/Developer is responsible for all depreciation costs. All removal and disposal costs associated with this work will be the responsibility of the Owner/Developer.
18. In the event that the development/improvement plans allow for the existing EPWU-PSB facilities to remain (within dedicated easements), the El Paso Water Utilities – Public Service Board requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the existing EPWU-PSB facilities are located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the existing eight (8) inch diameter water main. Upgrades to the existing system may be required depending on the proposed improvements.
19. If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.
20. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
21. Pressure regulating/reducing devices and pressure relief devices within the proposed public water distribution system are anticipated within this development.
22. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.
23. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
24. The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
25. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.
26. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.
27. Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.
28. Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.
29. EPWU-PSB requests the Developer to refrain from constructing rock walls, signs or any structure that will interfere with the access to the PSB easements.
30. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Master Zoning Plan (MZP)
5. Master Zoning Plan (MZP) Report
6. Existing Master Zoning Plan (MZP)
7. Letter In Opposition

ATTACHMENT 1: ZONING MAP

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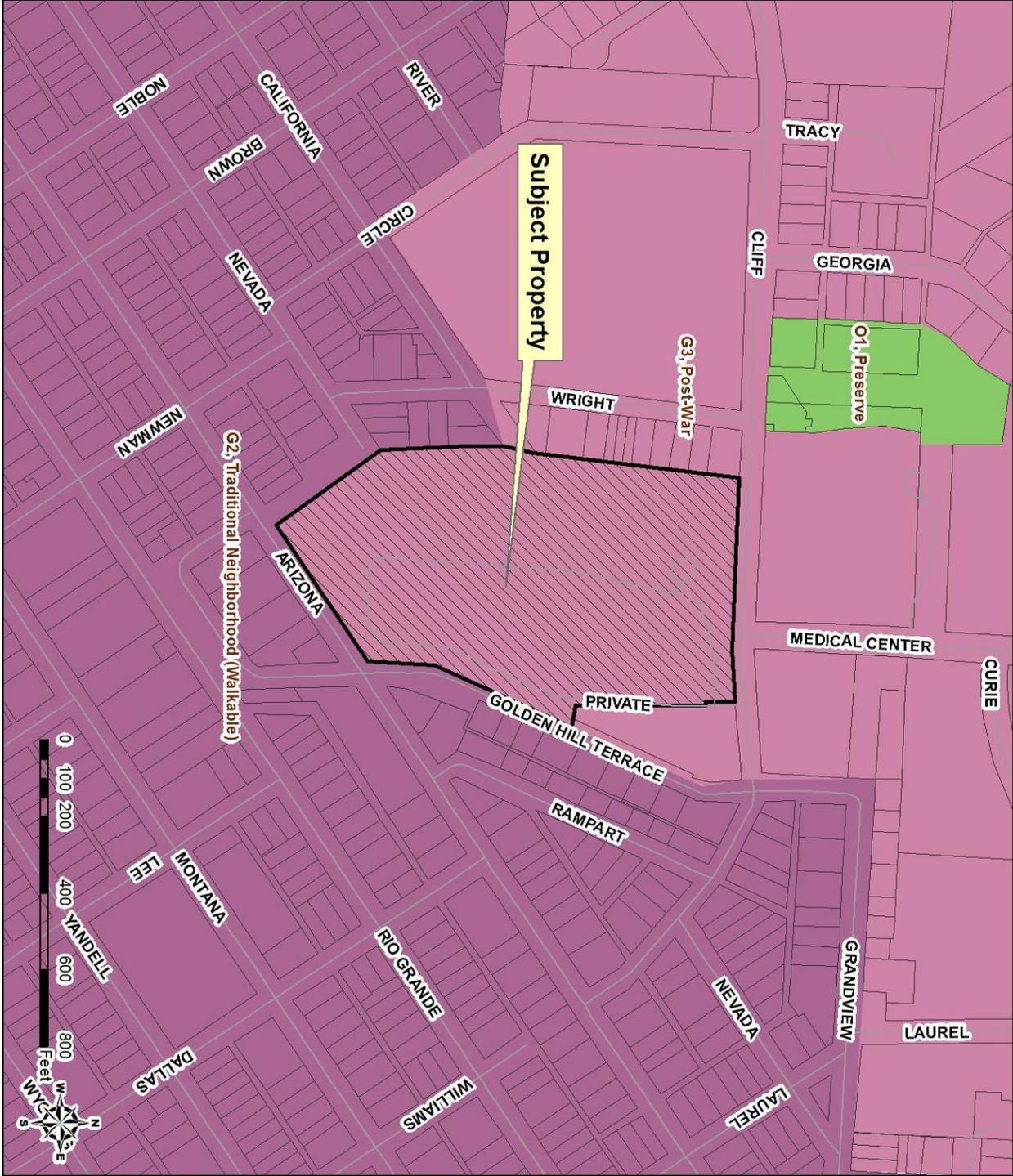
ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: FUTURE LAND USE MAP

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## **ATTACHMENT 5: MASTER ZONING PLAN (MZP) REPORT**

### **MASTER ZONING PLAN AMENDMENT**

#### **MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT FOR CITY VIEW SUBDIVISION**

#### **INTRODUCTION**

This is a 15.07-acre mixed-use redevelopment project located off Cliff Avenue across the street from the Sierra Hospital. The parcel is north of the Central Business District, and has a spectacular view of the downtown area. The parcel extends from Cliff Avenue on the north to Arizona Street on the south and Golden Hill Terrace to the east. The geographic area on either side of Cliff has historically been part of one of the larger medical districts in El Paso, with numerous multistory medical buildings within a half-mile radius. It is estimated that some 5,000 medical employees, related support staff and doctors work within this district, and the many medical facilities draw thousands of patients and their families to the area.

The proposed redevelopment includes a state of the art 57,000 square foot 42-bed two-story Rehabilitation Hospital, two (2) medical office buildings and a 42-unit memory care assisted living facility. The redevelopment will attract patients seeking quality medical care and the highly skilled physicians providing these critical medical services including specialty services to those El Paso patients that currently have to leave the City to obtain. The project is also designed to encourage pedestrian use for physicians and patients visiting one or more of the buildings and/or the surrounding medical services.

The development will provide numerous full-time employment for many El Paso residents and the on-going positive economic impact from the development's use of local goods and services.

#### **PURPOSE**

This development fits squarely within the GMU purposes and within the City's stated development goals and encouragement of mixed-use projects. The mix of the health related and senior care uses within the project will be designed to address and support the existing and future health needs of the larger medical district of which it is a part, and of the employees and neighbors in the area. The redevelopment will be innovatively designed to incorporate green space within the mix of upscale compatible and complimentary uses. Employees, residents, patients and their families will be able to park their car in one location, and then walk to other areas.

#### **CURRENT CONDITIONS**

The subject property is zoned GMU (General Mixed Use) District with an approved Master Zoning Plan (MZP). The applicant is requesting an amendment to MZP. The currently approved MZP does not conform to the plans of the applicant. The currently approved MZP is impractical, and its implementation costs are prohibitive. The amended MZP presents a better plan and a great opportunity for one of El Paso's most prominent medical areas to be redesigned with a higher quality of medical facilities development. This project will attract and improve the quality of life of the physicians,

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**MASTER ZONING PLAN AMENDMENT**  
MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT  
FOR CITY VIEW SUBDIVISION

the medical support staff, the patients needing medical services, and the neighborhood residents. It will also be designed to change the way medical care is delivered to the residents of El Paso. The project will transform the currently vacant land with attractive building with a strong tax base and modern medical facilities.

**CHARACTERISTICS**

Total Area: 15.07 acres  
Entire project consists of 2 lots  
Density-maximum Floor Area ratio (FAR) of approximately 5-ft<sup>2</sup> of lot to 1-ft<sup>2</sup> of buildings  
Maximum proposed total Floor Area: 113,000  
Net rentable square feet, 113,000  
Gross square feet 113,000

Lot dimensions:  
Minimum width 557-ft  
Minimum depth 943-ft  
Max width of lot 631-ft  
Max depth of lot of 1,222-ft  
Ave width of lot: 594-ft  
Ave depth of lot: 1,082-ft

All Building setbacks-zero

Lot coverage:

Buildings:	13.02%
Landscaping:	17.04%
Parking lots:	27.24%
<u>Open Space:</u>	<u>42.70%</u>
Total:	100.00%

Maximum Building Height: 46-ft  
Along Cliff Avenue, the maximum building height shall be 2-stories.  
Along Golden Hills Terrace, the maximum building height shall be limited to 1-story.  
Along Wright Avenue, the maximum building height shall be limited to 1-story.  
Along Arizona Avenue, the maximum building height shall be limited to 1-story  
Buffer areas shall have native landscaping  
Western slope to remain in its current condition  
Parking is exceeding the maximum; however, trees shall be provided to compensate parking excess.  
18-Bicycle parking spaces  
No excess cut material will be placed on any part of the western slope

**MASTER ZONING PLAN AMENDMENT**  
MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT  
FOR CITY VIEW SUBDIVISION

**PERMISSIBLE USES**

2-Medical Office Buildings with floor area of 15,000-ft<sup>2</sup> each  
1-Rehabilitation Hospital Building with floor area of 57,000-ft<sup>2</sup>  
1-Memory Care Building with floor area of 26,000-ft<sup>2</sup>

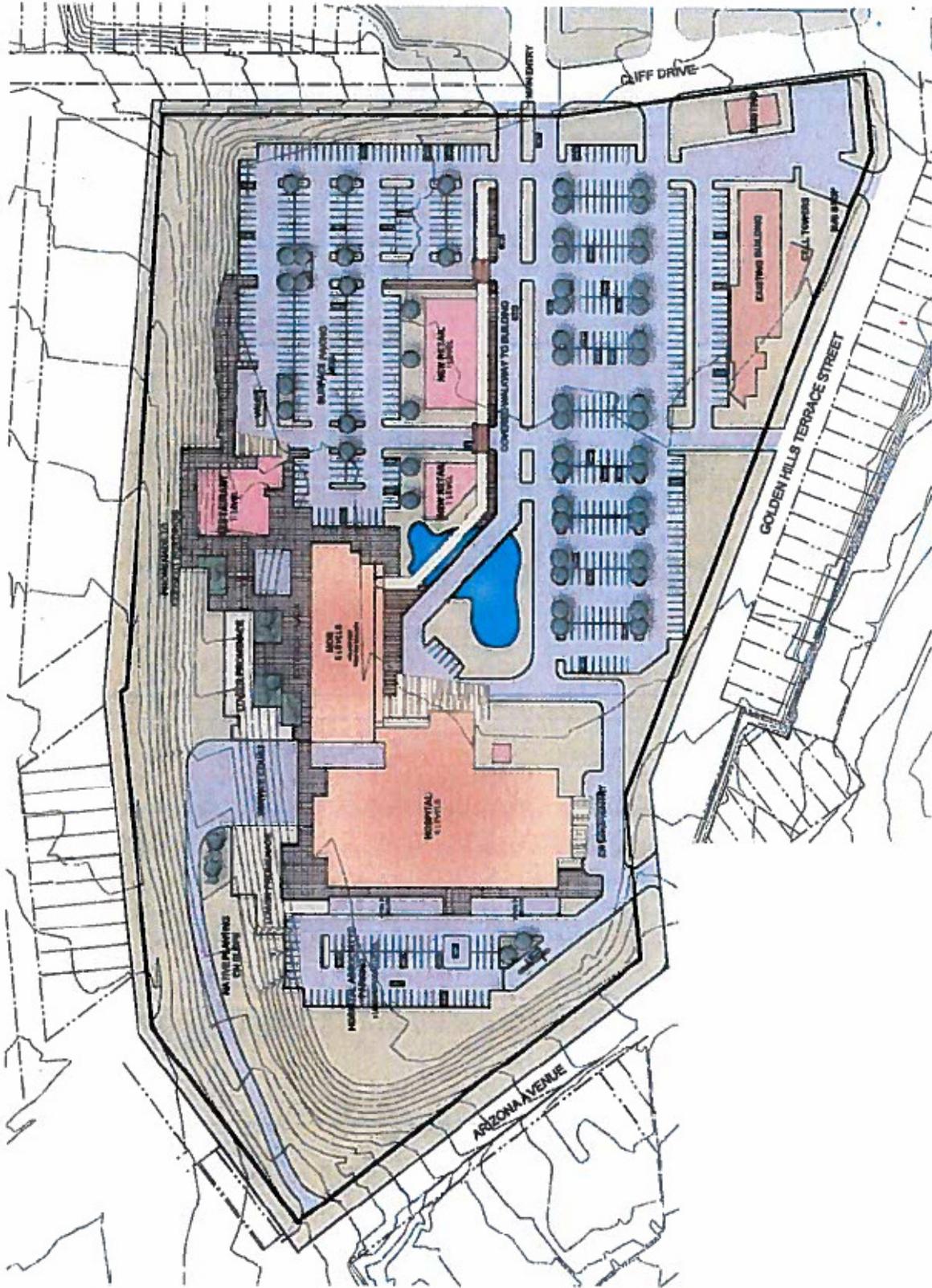
**COMPREHENSIVE PLAN**

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits

**PHASING**

The first phase of this redevelopment project is the construction of the Rehabilitation Hospital, which is anticipated to begin approximately October 2016 and be completed within 12 months. The second phase is anticipated to be the construction of the 42-unit Memory Care Assisted Living Facility. Contingent on financing, the construction for this phase is projected to start in early 2017 with construction completed by the end of 2017. The final phase is the medical office buildings, which should commence construction approximately summer 2017 with an approximate 10 months construction schedule for completion.

**ATTACHMENT 6: EXISTING MASTER ZONING PLAN (MZP)**



## ATTACHMENT 7: LETTER IN OPPOSITION

**Salloum, Andrew M.**

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**From:** Roberto Ramos <rxramos1@gmail.com>  
**Sent:** Monday, July 18, 2016 3:35 PM  
**To:** Salloum, Andrew M.  
**Subject:** Case #PZRZ16-00017

Mr. Salloum,

My name is Roberto Ramos, I live at 1626 Golden Hill Terrace and I am opposed to building a hospital so close to my home. First, Golden Hill Terrace does not have the road infrastructure to support the increase in traffic it is such a narrow street. The increase in traffic is going to pose a danger to the residents living across the street. Our homes do not have the standard front yard or backyard to buffer us from the building. Our front doors are literally feet from the actual curb and our back doors sit feet from a cliff. We are going to be squeezed into our homes by these massive buildings. Also, there is going to be a significant increase in noise and light pollution. As it is, there is a continuous humming and light emanating from the surrounding buildings, especially noticeable coming from Sierra Hospital. And I have to mention the ambulance sirens and helicopters that can be seen and heard any given night. So far its been tolerable but then again I don't have a hospital directly across the street from me. I'm afraid that my property value is going to significantly decrease. Its not fair what is being forced on the hard working residents who live on this street. How about building a much needed park where all the community can enjoy the view from this unique piece of land. Can I get more information about the structures that are going to be built the plan to handle traffic,etc...? Please, don't tell me to attend the meeting. I have to work to pay for my rapidly decreasing property value.

Sincerely,

Roberto Ramos