



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00015
Application Type: Rezoning
CPC Hearing Date: August 25, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 1108 Myrtle Ave.
Legal Description: Lot 4 and the west half of Lot 5, Block 16, Franklin Heights Addition, City of El Paso, El Paso County, Texas
Acreage: 0.1033
Rep District: 8
Existing Zoning: C-4/H (Commercial/Historic)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From C-4/H (Commercial/Historic) to R-MU/H (Residential Mixed-Use/Historic)
Proposed Use: Studio Apartment Complex & Office
Property Owner: Bemity Global LLC.
Representative: Ben Marcus, Tyler Lyon, Mike Luciano

SURROUNDING ZONING AND LAND USE

North: C-4/H (Commercial/Historic) / Apartments
South: S-D/H (Special Development/Historic) / Vacant
East: C-4/H (Commercial/Historic) / Commercial & Automobile Repair Shop
West: C-4/H (Commercial/Historic) / Residential

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Central Planning Area)

NEAREST PARK: Magoffin Park (210 feet)

NEAREST SCHOOL: Telles Academy Alternative (3,185 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
El Paso Central Business Association (Civic Status)

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 2, 2016. The Planning Division has not received any communication in support or opposition to the rezoning request.

CASE HISTORY

The subject property is in the Magoffin Historic District. The El Paso Historic Landmark Commission at its regular meeting scheduled on July 11, 2016, reviewed and **approved** plans submitted by Bemity Global LLC. for the property located at 1108 Myrtle Avenue.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-4/H (Commercial/Historic) to R-MU/H (Residential Mixed-Use/Historic) and approval of a Master Zoning Plan (MZP) Report. The proposed district includes a two story apartment building which holds 13 studio apartments and 1 professional office space. The property is currently vacant and is 0.1033 acres in size. The mix of uses proposed is detailed in the Master Zoning Plan Report (*Attachment #5*). The development requires 14 parking spaces and proposes 2, of which includes 1 ADA and 6 bicycle spaces. The property owner is proposing an 85.71% parking reduction to promote pedestrian activity within the neighborhood. A parking study was also conducted, and details can

be reviewed in the report (*Attachment #6*). The development proposes a total 618.60 square feet of courtyard and landscaping. Access to the subject property is proposed from Myrtle Avenue.

ANALYSIS
20.10.360(G)

Residential, General and Industrial Mixed Use Districts (R-MU, 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 includes 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 developments 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 grows 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 with Section 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 with Section 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 with Section 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.

20.10.360(G) (4) is not applicable to the proposed development.

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 development requires 14 spaces, and proposes 2, to include 1 ADA and 6 bicycle spaces. The property owner is proposing an 85.71% parking reduction to promote pedestrian activity within the neighborhood.

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 with Section 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 development proposes a total of 618.60 square feet of courtyard and landscaping.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-4/H (Commercial/Historic) to R-MU (Residential Mixed Use/Historic), the approval of the Master Zoning Plan, and an 85.71% parking reduction. The approval recommendation is based on the compatibility with existing commercial, office, and residential zoning in the area and in compliance with the Plan El Paso land use designation G-7, Industrial and/or Railyards (Central Planning Area). This development also complies with the purpose, principles and guidelines of the R-MU (Residential Mixed Use) and Historic District.

Plan El Paso- Future Land Use Map Designation

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

G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the R-MU (Residential Mixed Use) district is to provide neighborhood-serving residential and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas

that the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

El Paso Historic Landmark Commission

El Paso Historic Landmark Commission at its regular meeting scheduled on July 11, 2016, reviewed and approved plans.

Planning & Inspections Department - Planning Division - Transportation

No TIA required.

Planning & Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code.

Planning & Inspections Department – Plan Review - Landscape

No objections to proposed rezoning.

Note: 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.

Planning & Inspections Department - Land Development

No objections to proposed rezoning site plan.

Note: Approval of the site plans 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 site plans from CPC.

Fire Department

No objections

Police Department

Note: The project may not have met their (parking) threshold; however, this should always be checked and addressed no matter the size of the building or purpose of the building (parking study).

These are landlocked residents and businesses and parking is a premium especially at night when people come home.

We have numerous citizen's complains that EPPD work on which involve parking issues when businesses are opened which include bars, apartments, or changes in already established properties.

Sun Metro

Sun Metro does not oppose this request.

Texas Department of Transportation

The subject property is not on a state roadway, and therefore does not require TxDOT review.

El Paso Water Utilities

EPW does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 6-inch diameter water main extending along Myrtle Avenue. This water main is available for service.
2. There is an existing 4-inch diameter water main extending along the alley between Myrtle Avenue and Magoffin Avenue. This water main is available for service.
3. EPW records indicate (1) ¾" service meter (Non-Active) on the property with 1108 Myrtle Avenue as the service address.
4. Previous water pressure from fire hydrant #1740 located at Octavia Street and SE Corner of Myrtle Avenue, has yielded a static pressure of 94 psi, a residual pressure of 90 psi, and a discharge of 712 gallons per minute.
5. The owner should, for his own protection and at his own expense shall 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 lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

6. There is an existing 10-inch diameter sanitary sewer main extending along the alley between Myrtle Avenue and Magoffin Avenue. This main is available for service.

General:

7. EPW requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPW Rules and Regulations. The applicant 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.

El Paso Water Utilities-Stormwater Division

We have reviewed the subdivision described above and provide the following comments:

- EPWU has no objections to the customer's request, but recommend:

Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Capital Improvement

Note: If proposed rezoning use is approved to this parcel of land (Tract 3 of J.L. Johannsen Survey No. 185) the density will be increased therefore, if plat/development plan is required, during the application process it will be subject to the calculation of "Parkland" requirement as per ordinance **Chapter 19.20.030 – Parkland Calculation** in the form of "Park fees" based on Residential Subdivision with Mixed use Developments as follows:

Section 19.20.030 (A)(1)(e)(i) – Horizontal Mixed-Use Developments. For mixed-use developments where residential and nonresidential components occur in separate buildings within the same development, the residential components will meet the requirements established in Section 19.20.030.

Section 19.20.030 (A)(1)(e)(ii) – Vertical Mixed-Use Developments. For mixed-use developments, where residential developments occur above or beside nonresidential development within the same building, the following requirements shall apply:

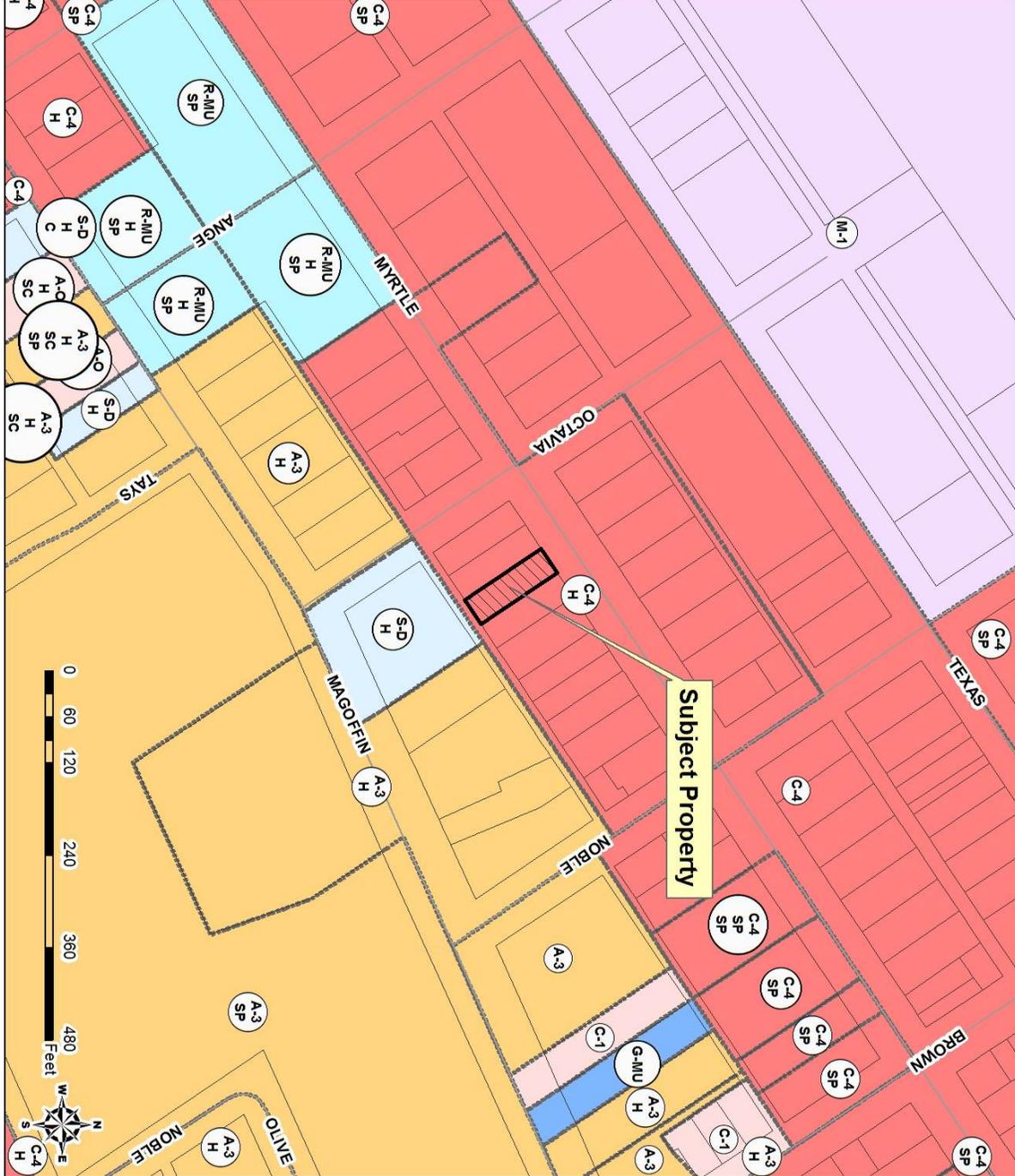
- A. If the nonresidential component equals or exceeds twenty percent of the gross square footage of the development, parkland fees for the entire development shall be based on the nonresidential fee requirements of Section 19.20.110.
- B. If the nonresidential component is less than twenty percent of the entire square footage of the development, parkland fees for the entire development shall be based on the number of residential units as per the requirements of subsection (A)(1)(b).

Attachments:

- 1. Zoning Map
- 2. Aerial Map
- 3. Future Land Use Map
- 4. Master Zoning Plan (MZP)
- 5. Elevations
- 6. Master Zoning Plan (MZP) Report
- 7. Parking Study Report

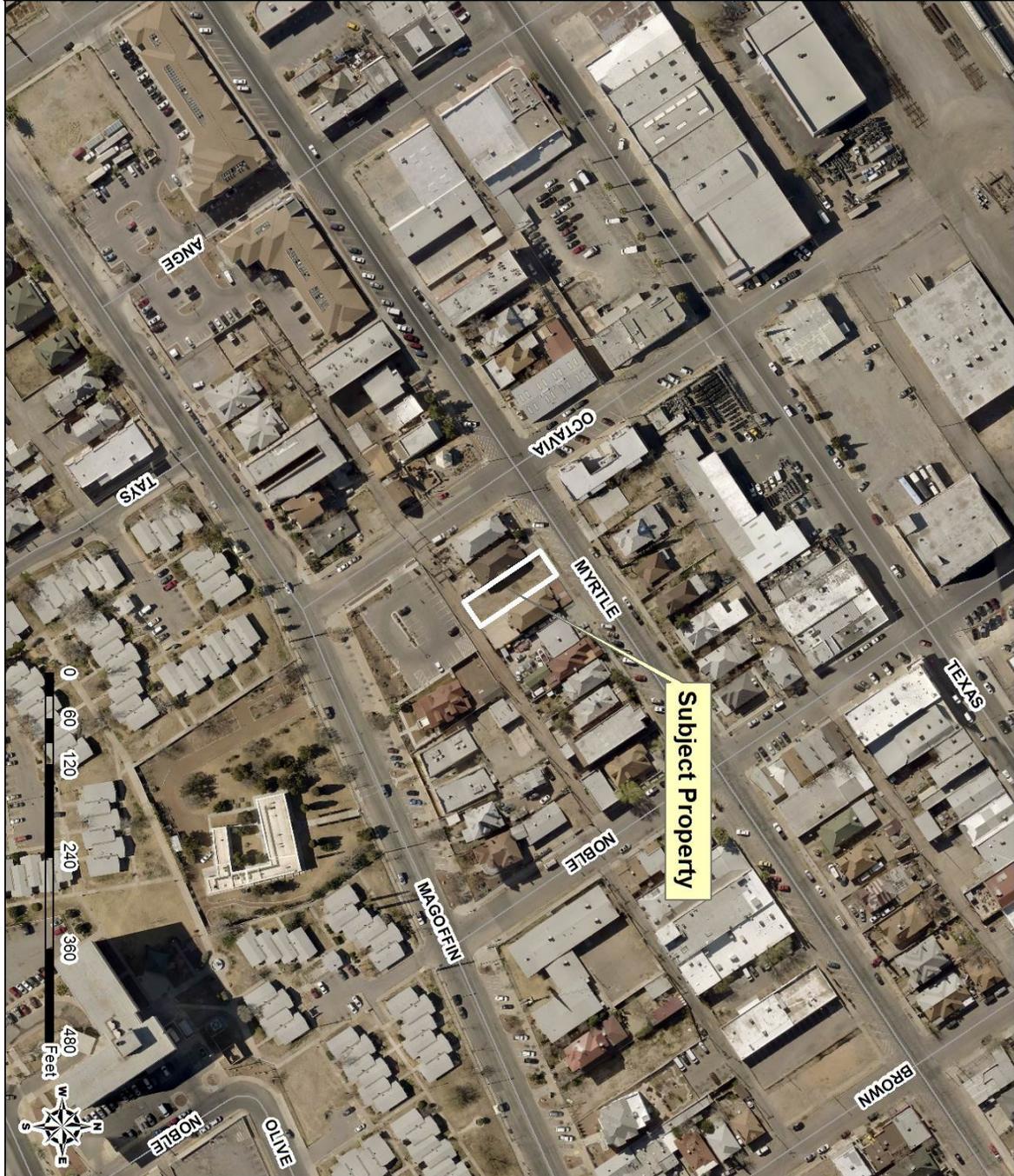
ATTACHMENT 1: ZONING MAP

PZRZ16-00015



ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: FUTURE LAND USE MAP

PZRZ16-00015

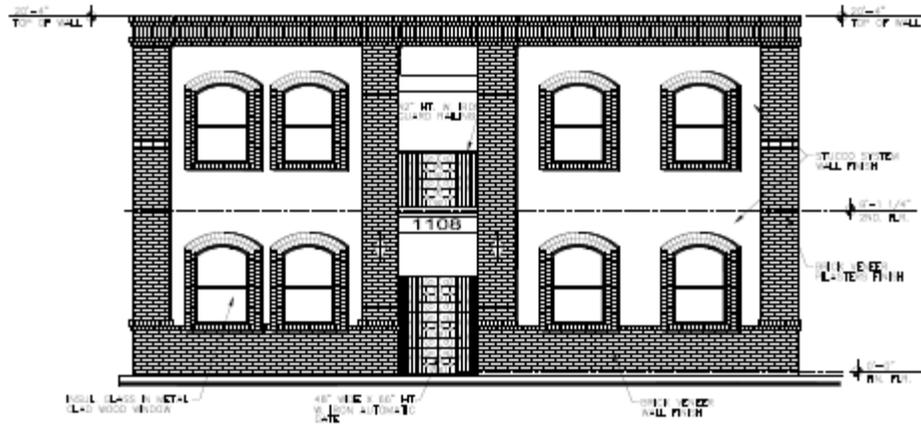


ATTACHMENT 4: MASTER ZONING PLAN (MZP)



ATTACHMENT 5: ELEVATIONS

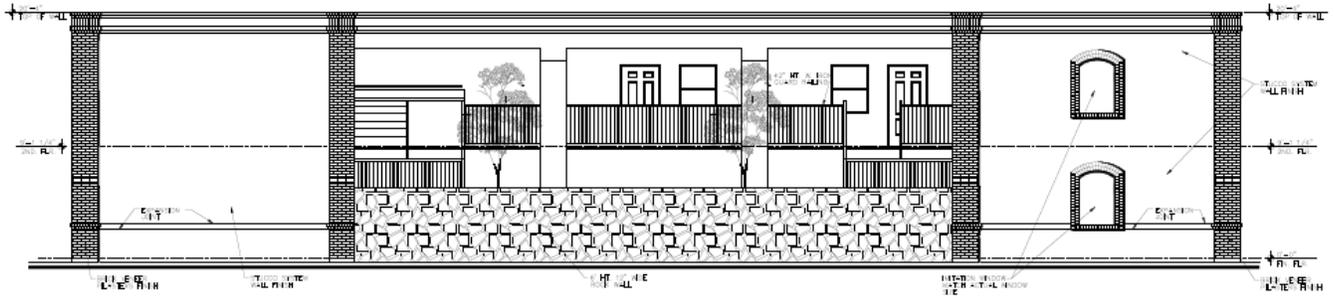
20.4'



NORTH ELEVATION (FRONT)

SCALE 1/4" = 1' - 0"

20.4'



EAST ELEVATION (LEFT SIDE)

SCALE 1/4" = 1' - 0"

**Residential Mixed Used Development
MZP Report
1108 Myrtle Ave.**

1. Purpose & Intent

- Bemity Global is proposing to build a multi-story apartment building at 1108 Myrtle Ave. Currently the lot sits vacant as it has for many years. The zoning on the property is currently C-4/H and the legal description is 16 Franklin Heights 4 & W 1/2 OF 5 (4500 sq. ft.) or 0.1033 acres.
- The proposed development has passed the Magoffin Historic council and has been approved by the city as an infill development. We want to provide clean, affordable and new housing units to the Magoffin District. We feel like there is a need for efficient micro units in the area with modern living.
- The site consists of 2 zoning designations:
 - Residential
 - Commercial
- The site will be rezoned to R-MU (Residential Mixed Use)
 - The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Guidelines, Roadway Design, Parking requirements, Setbacks limitations, Landscape principals and requirements listed under Chapter 20.10.360G Supplemental Use regulations, Residential Mixed Use Development.
- The proposed development is in compliance with Land Use and City Goals and Policies:
 - Land use City Forms:
 - Residential: 13 Studios
 - Commercial: 1 Office
 - Neighborhood: Magoffin Historic

2. Objective

- This district will accommodate an innovative residential living product as well as a new office space for an accountant or architect (professional).

3. Characteristics

- **Description:** This site will consist of 13 residential apartments and 1 office. A more detailed description of the design elements are as follows:

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

- **Access:** This apartment site will be directly on Myrtle Avenue. Utilities, services and trash collection will be provided in the alleyway. The pedestrian access will be in the front and rear of the building.
- **Setbacks:** R-MU

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	0
Rear Yard	Determined by MZP	15 ft.
Cumulative	Determined by MZP	N/A
Side Yard	Determined by MZP	0

- **Density:** The District Density will be 14 units on 1/10th of an acre.
 - **Landscaping:** Landscaping will be provided in the interior courtyard totaling 618.60 sq. ft.
 - **Parking:** 2 spaces in the rear will be provided. Bicycle racks will be included for 6 bicycles.
 - **Sub Districts:** There will be no Sub Districts in the Plan.
 - **Phasing:**
 - Phase 1: Construction to be completed all in 1 phase
4. Relationship with Plan for El Paso
- This district will enhance the Magoffin Historic district's economic and socially vitality and will follow the overall City of El Paso's goals to revitalize the Magoffin District and promote higher densities and R-MU as per Smart Growth initiatives.
 - The existing surrounding have a compatible mixed use with community parks and a retailer within walking distance. The site will enhance the neighborhood by providing a modern living space that meets the Historic guideline.

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

1108 MYRTLE MIXED USE PROPOSED USE & PERCENTAGES			
USE	TOTAL SQ FT		
COMMERICAL USE	373.50	373.5	8.30%
RESIDENTIAL USE	1951.60	1951.6	43.37%
REAR RAMP	225.00	225	5.00%
BREEZEWAY	581.30	581.3	12.92%
COURTYARD LANDSCAPE	618.60	618.6	13.75%
REAR PARKING	750.00	750	16.67%
TOTAL SQ FT	4500.00	4500	100.00%

1108 MYRTLE MIXED USE TABLE					
USE	MIN AREA	SET BACKS			MAX BUILDING HEIGHT
		FRONT	BACK	SIDE	
ARCHITECT OFFICE	373.5	0 FT	15 FT	0 FT	20 FT 4 INCHES
RESIDENTIAL USES					
6 APARTMENTS FIRST FLOOR					
5 STUDIOS FLOOR 1	326.7	0 FT	15 FT	0 FT	20 FT 4 INCHES
1 STUDIO FLOOR 1	318	0 FT	15 FT	0 FT	20 FT 4 INCHES
7 APARTMENTS SECOND FLOOR					
5 STUDIOS FLOOR 2	326.7	0 FT	15 FT	0 FT	20 FT 4 INCHES
1 STUDIO FLOOR 2	373.5	0 FT	15 FT	0 FT	20 FT 4 INCHES
1 STUDIO FLOOR 2	318	0 FT	15 FT	0 FT	20 FT 4 INCHES

Principles and Requirements:

The following principles and requirements shall apply to a mix use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.260G, the following bullets are to be used as guidelines only, and "Compliance with any guideline within a mixed-use development shall be determined in a case by case basis as part of the master zoning plan and mixed

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

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”.

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.
 - *The designed building will complement the existing neighborhood structures with a clean look.*
 - 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.
 - *The development is a multi-unit building to go with other multi-unit buildings and single dwellings throughout the neighborhood.*
 - 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.
 - *We will have no effect on the green corridors and open space in the area.*
 - viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - *The development resides in an existing framework of transit through the sun metro bus system. Bicycle racks will be present on the property.*
 - ix. That neighborhoods with town centers are the preferred pattern of development and that developments specializing in single use be discouraged.
 - *The development will be used for residential and commercial purposes.*

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - *The development will be close to the sun metro bus system, have bicycle racks and be used for residential and commercial purposes.*
- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - *Restaurants, grocery stores, public transit are all in walking distance of the property.*
- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - *The project does not include new streets.*
- xiii. That within neighborhoods, a range of housing types and price levels is 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.
 - *The building will be within walking distance of public transit.*
- 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 developments have sufficient size to accommodate the mixed-use concentration of uses.
 - *The development will be able to accommodate 14 residential units and 1 office space.*
- b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - *The building and landscaping have been approved by the neighborhood historic district contributing to the existing neighborhood definition.*
 - ii. That the design of streets and buildings reinforce safe environments.
 - *The property will be well lit to provide a safe environment.*
 - iii. That architecture and landscape design grows from local climate, topography, history and building practice.
 - *The building and landscaping were approved by the historic district designed to complement the local and existing neighborhood history and climate.*
 - iv. That public gathering spaces be provided in locations that reinforce community identity.
 - v. That the preservation and renewal of historic buildings be facilitated.

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

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.

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.
 - *Not Applicable*

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 development is proposing 2 parking spaces, 1 which is ADA, and 6 bicycle spaces.*

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.

ATTACHMENT 6: MASTER ZONING PLAN (MZP) REPORT

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	0
Rear Yard	Determined by MZP	15 ft.
Cumulative	Determined by MZP	N/A
Side Yard	Determined by MZP	0

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 proposed project will have 618.60 Court Yard Landscaping.*

ATTACHMENT 7: PARKING STUDY REPORT

PARKING STUDY 1108 MYRTLE AVENUE



TIME/DAY (Friday)	OVERALL STREET PARKING	OVERALL OCCUPIED	OVERALL AVAILABLE
8:00 AM	46	11	35
9:00 AM	46	10	36
10:00 AM	46	8	38
11:00 AM	46	7	39
NOON	46	12	34
1:00 PM	46	9	37
2:00 PM	46	6	40
3:00 PM	46	11	35
4:00 PM	46	12	34
5:00 PM	46	12	34
6:00 PM	46	14	32
7:00 PM	46	9	37
8:00 PM	46	7	39