City of El Paso – City Plan Commission Staff Report

Case No:	PZST12-00022
Application Type:	Special Permit
CPC Hearing Date:	October 3, 2013
Staff Planner:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
Location:	180 C.R. Croom Drive
Legal Description:	A portion of Lot 61, Block 23, Valley Gate Subdivision, City of El Paso, El Paso County, Texas
Acreage:	0.89-acre
Rep District:	3
Zoning:	R-4 (Residential)
Existing Use:	Assisted Living Facility
Request:	Special Permit to allow for an expansion of existing Assisted Living Facility in R-4 (Residential) zone district
Proposed Use:	Assisted Living Facility
Property Owner:	Elizabeth Lara and Daniel Cordero
Representative:	Ray Mancera

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single-family dwelling
South: R-4 (Residential) / Single-family dwelling
East: R-4 (Residential) / Single-family dwelling
West: R-4 (Residential) / Single-family dwelling

The Plan for El Paso Designation: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Hidden Valley Park (503 feet)
NEAREST SCHOOL: Ascarate Elementary (2,429 feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Lower Valley Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 18, 2013. The Planning Division has received 2 phone calls in opposition to the special permit request.

APPLICATION DESCRIPTION
The property owners are requesting a special permit and detailed site development plan review to allow for an expansion of existing assisted living facility in the R-4 (Residential) zone as required by the zoning code. The existing assisted living facility is currently being used as a home occupation. The expansion requires a special permit. The site plan shows a new 7,582 sq. ft. building addition which houses 30 patient units and an existing 8,851 sq. ft. building with 37 patient units for an assisted living facility. The use requires 22 parking spaces; the applicant is providing 22 parking spaces and 3 bicycle spaces. Detailed site development plan complies with all setbacks and parking requirement. Access to the subject property is proposed from C.R. Croom Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the special permit and detailed site development plan review request for assisted living facility, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation
All applications for special permit 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 R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development Department – Planning Division - Transportation
No objections.
Notes:
1. Sidewalks shall continue across driveways.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review
No objections.

City Development Department - Landscaping Division
Approved with the condition that the correct number of plants be correct at time of permit. An additional tree is required. Ordinance states and portion of, cant install half a tree, shall round up to the next whole number.

City Development Department - Land Development
The proposed new rockwall location must comply with City Ordinance 20.16.030 - Permitted walls, section C.
C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the city is the adjoining property owner, written approval of the zoning administrator must be requested and submitted with the application for a building permit.

Note: the applicant provided the letters of adjacent property owners' concurance. One property owner did not concur and a new rockwall shall be required on that part of the subject property.

Fire Department
Recommend approval of "site plan" as presented. Fire Department does not adversely affect fire department at this time.
** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro
Sun Metro does not oppose this request.

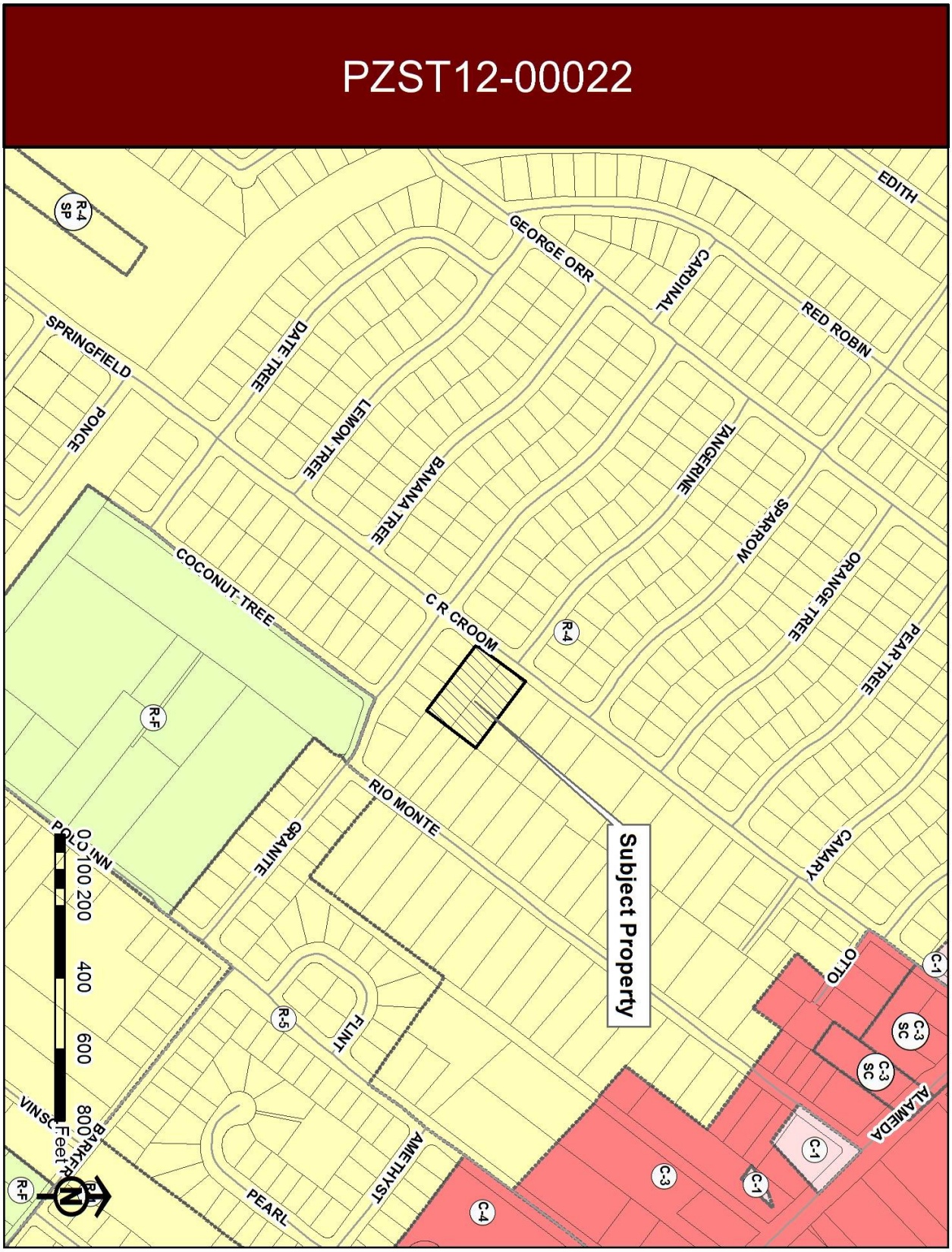
El Paso Water Utilities
1. EPWU does not object to this request.
Water:
2. There is an existing 4-inch diameter water main along the alley between Cebada and Luna Streets that is available for service. The water main is located approximately 4-ft north from the center line of the right-of-way.
3. There is an existing 6-inch diameter water main extending along Luna Street that is available for service, the water main is located approximately 18-ft east from the center line of the right-of-way.
4. EPWU records indicate a 3/4-inch water meter and a 2-1/2 inch fire line serving the subject property. The service address for these meters is 3330 East Yandell Drive.
5. Previous water pressure tests from fire hydrant # 486 located at the northeast corner of Cebada Street and Wyoming Avenue have yielded a static pressure of 96 (psi) pounds per square inch, a residual pressure of 90 (psi) pounds per square inch, and a discharge of 1592 (gpm) gallons per minute.
6. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
Sanitary Sewer:
7. There is an existing 8-inch diameter sanitary sewer main along the alley between Cebada and Luna Streets that is available for service. The sewer main is located approximately 10-ft south from the southern property line.
General:
8. EPWU requires a new service application to provide service 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 EPWU – PSB 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.

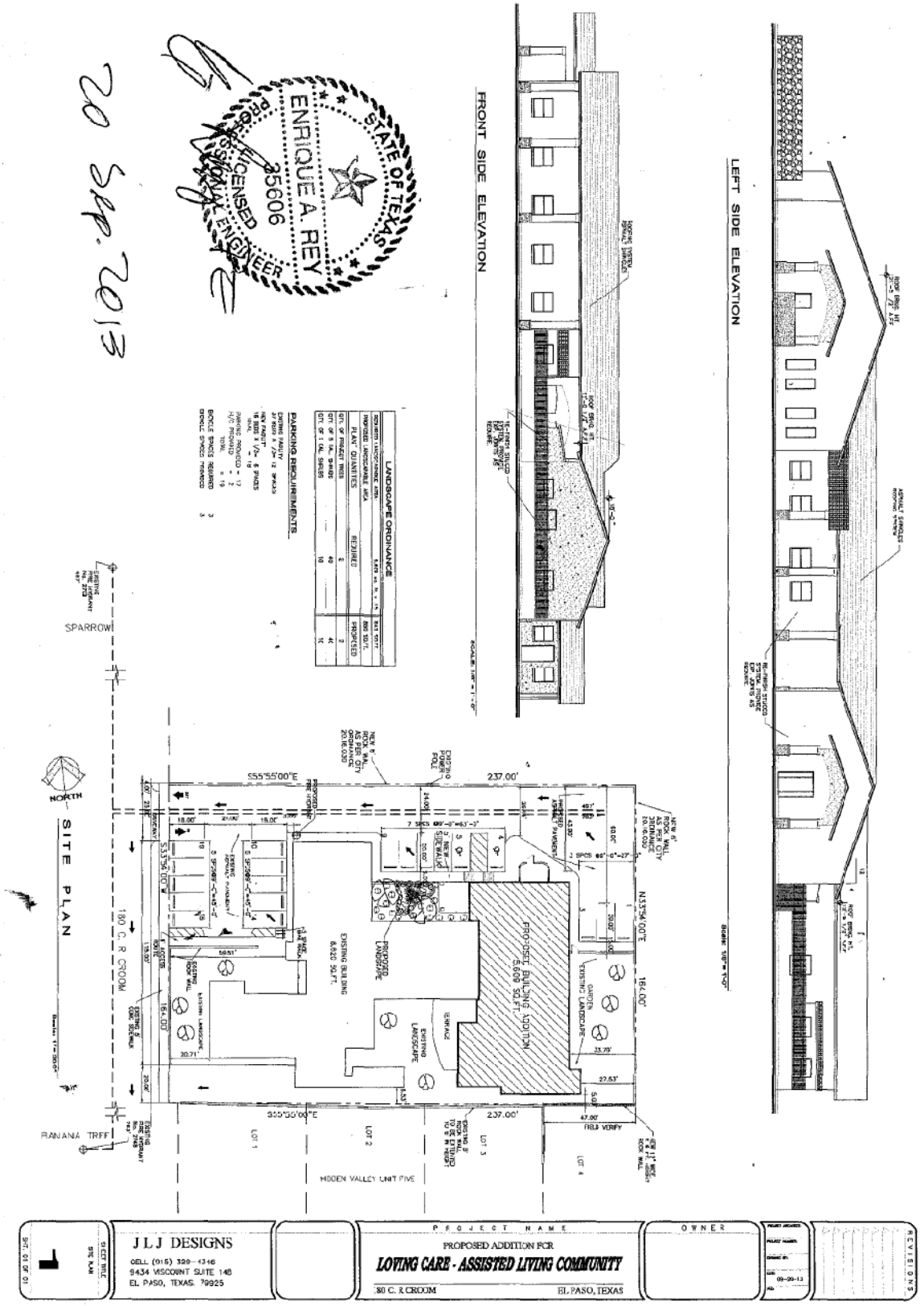
CITY PLAN COMMISSION OPTIONS
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan 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 special permit and detailed site development plan into conformance with the review criteria in Plan 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 special permit and detailed site development plan do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN