



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00016
Application Type: Special Permit
CPC Hearing Date: November 15, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 8230 Mount Latona
Legal Description: Lot 2, Block 1, Mount Latona Manor, City of El Paso, El Paso County, Texas
Acreage: 0.1772 acres
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Assisted living facility – home occupation (4 or less persons)
Request: Assisted living facility (5+ persons)
Proposed Use: Assisted living facility
Property Owner: Bingham Investments Inc.
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single family home
South: R-4 (Residential) / Single family home
East: R-4 (Residential) / Single family home
West: R-4 (Residential) / Single family home

Plan El Paso Designation: G3, Post-War (Northeast)

Nearest Park: Mountain View Park (1.803 ft.)

Nearest School: Magoffin Middle School (941 ft.)

NEIGHBORHOOD ASSOCIATIONS

Mountain View Neighborhood Association

NEIGHBORHOOD INPUT

Notices of the November 15, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on October 29, 2012. The Planning Division received no letters in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow the operation of an elderly assisted living facility of five or more persons in the R-4 zoning district, as well as the construction of a 1,336 sq. ft. addition to an existing single-family dwelling.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for special permits shall demonstrate compliance with the following criteria:

G-3 – Postwar: 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 (Light Density Residential District) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, 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 objection to proposed special permit for infill. There is adequate on street parking to accommodate the proposed reduction.

Site Plan comments:

1. Provide width of sidewalk along Mount Latona.
2. Sidewalks shall continue across driveways and are not permitted to ramp down as proposed.

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

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 Dept. Land Development Section.* * This requirement will be applied at the time of development.

El Paso Fire Department

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. ** Note: A more detailed reviewed will be done by fire plan review during the permitting process.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing eight (8) inch diameter water main that extends along Mount Latona Drive fronting the western boundary of the subject property (8230 Mount Latona Drive). This water main is available for service.
3. EPWU records indicate an active ¾-inch water service meter at the subject property. The service address for this meter is 8230 Mount Latona Drive.
4. Previous water pressure readings from fire hydrant #2456, located at the northwest corner of Mount Latona Drive and Titanic Avenue approximately 460 feet south of the southern boundary of the subject property, have yielded a static pressure of 112 pounds per square inch (psi), a residual pressure of 110 psi and a discharge of 1292 gallons per minute (gpm).

5. 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:

6. There is an existing eight (8) inch diameter sanitary sewer main that extends along Mount Latona Drive fronting the western boundary of the subject property (8230 Mount Latona Drive). This sanitary sewer main is available for service.

7. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

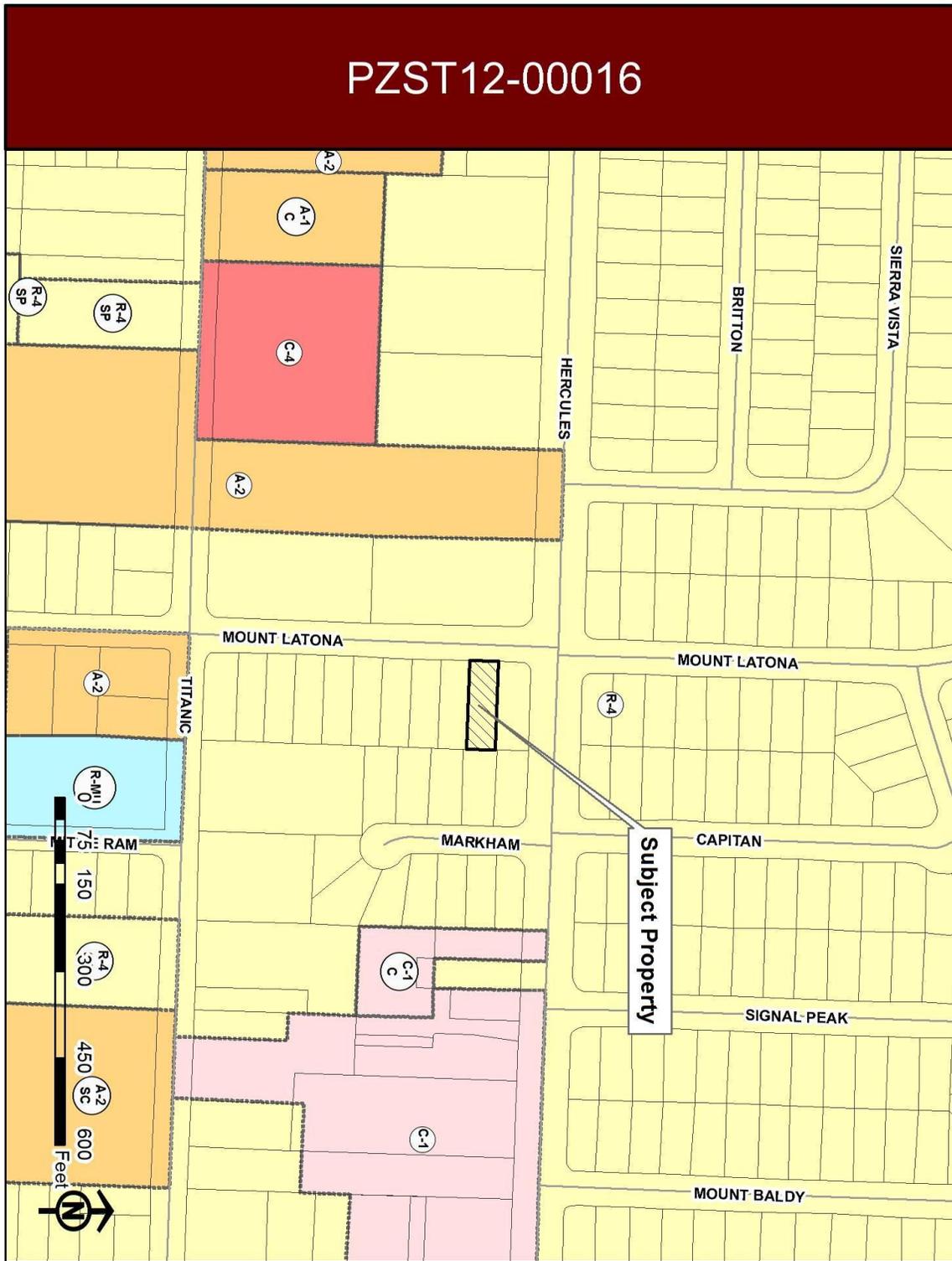
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is 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 does 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:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: LOCATION MAP



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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

