City of El Paso – City Plan Commission Staff Report

Case No:	PZST12-00017
Application Type:	Special Permit
CPC Hearing Date:	November 15, 2012
Staff Planner:	Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov*
Location:	400 – 404 Grace
Legal Description:	Being a Portion of Lot 32, Richland Gardens, City of El Paso, El Paso County, Texas
Acreage:	0.2157 acres
Rep District:	7
Zoning:	R-3 (Residential)
Existing Use:	Apartments
Request:	Infill development / Reduction in lot depth, side, and rear setback / 50% parking reduction (Related to PZRZ12-00029).
Proposed Use:	Apartments
Property Owner:	Dorine R. Brown
Representative:	Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

North: R-4/sc (Residential/special contract) / Single family home
South: C-4/sc (Commercial / special contract) / Retail
East: R-3 (Residential) / Single family home
West: R-3 (Residential) / Vacant

Plan El Paso Designation: G3, Post-War (Mission Valley)
Nearest Park: Green Lilac Park (2,287 ft.)
Nearest School: North Loop Elementary (644 ft.)

NEIGHBORHOOD ASSOCIATIONS

Santa Lucia Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 29, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting infill development to reduce the side setback from 5' to 0', rear setback from 25' to 0', reduction in lot depth from 100' to 94', and a 50% parking reduction, to permit the existing approximately 4,000 square foot apartment building. The detailed site plan shows a development consisting of 3 buildings, one of which serves as a storage building. Access is proposed from Grace.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site plan for a reduction in side and rear building setbacks as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plans.

Plan El Paso-Future Land Use Map Designation

All applications for special permits 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 A-O (Apartment-Office) district is to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support.

COMMENTS:

City Development Department – Planning Division - Transportation
No objections to the special permit request. Note: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

City Development Department - Land Development
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.

El Paso Fire Department
Recommend approval.

The current proposed 12 foot driveways "Do Not" meet the intent of the code; 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. 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. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process. All conditions shall be met in accordance with the appropriate codes.

El Paso Water Utilities
1. EPWU-PSB Planning & Development section does not object to this request.

Water:
2. There is an existing 6-inch diameter water main along Grace Place fronting the subject property.

3. Previous water pressure readings from fire hydrant 1794 located at the northeast intersection of North Loop Drive and Grace Place have yield a static pressure of 94 pounds per square inch (psi), a residual pressure of 82 psi, and a discharge of 919 gallons per minute. The Owner should, for his own protection and at his own expense, install at the discharge side of the 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.

Sanitary Sewer:
4. There is an existing 8-inch diameter sanitary sewer main along Grace Place fronting the subject property.

General:
5. EPWU records indicate an existing ¾-inch meter serving the subject property.

6. EPWU requires a new service application to serve the site. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (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.

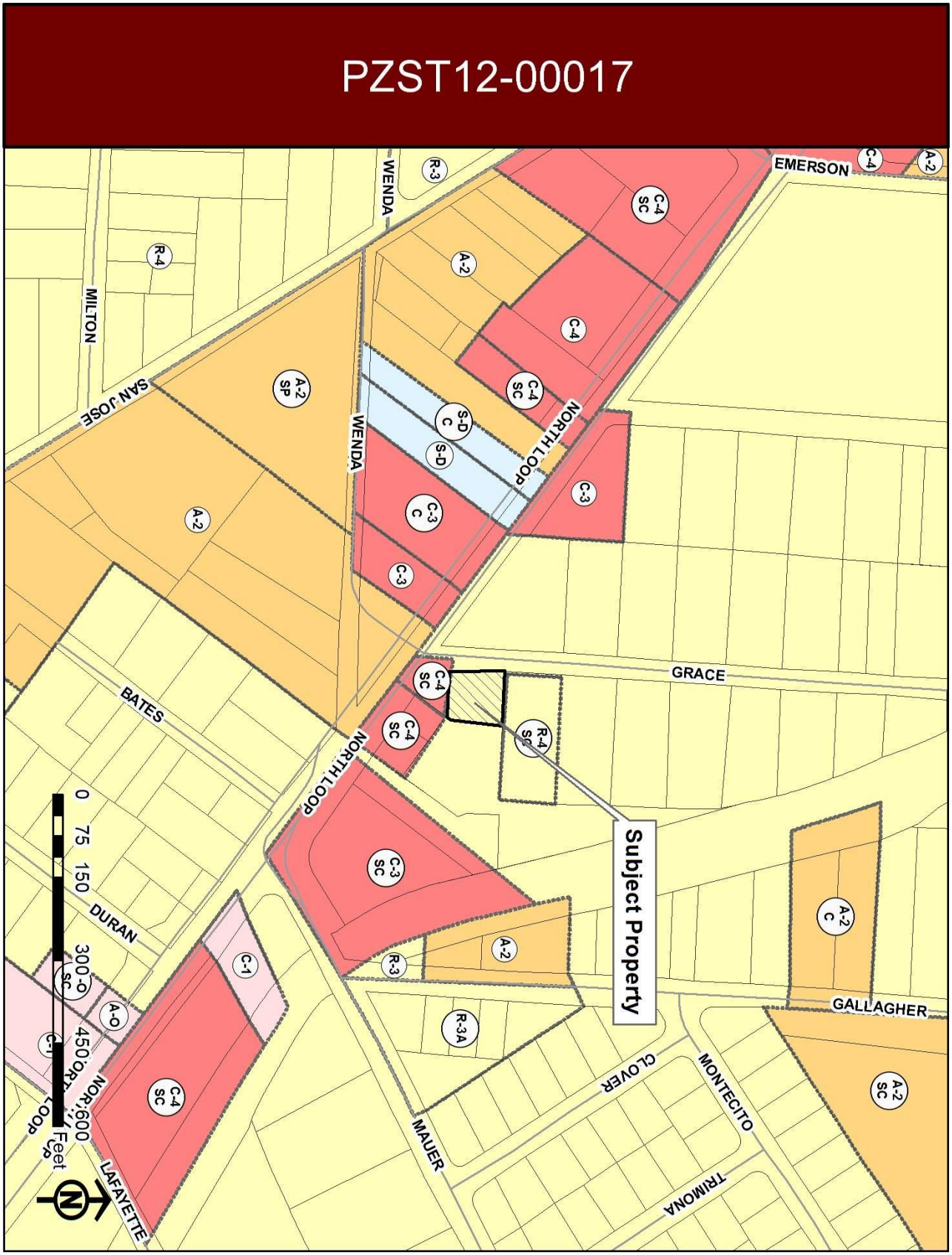
CITY PLAN COMMISSION OPTIONS

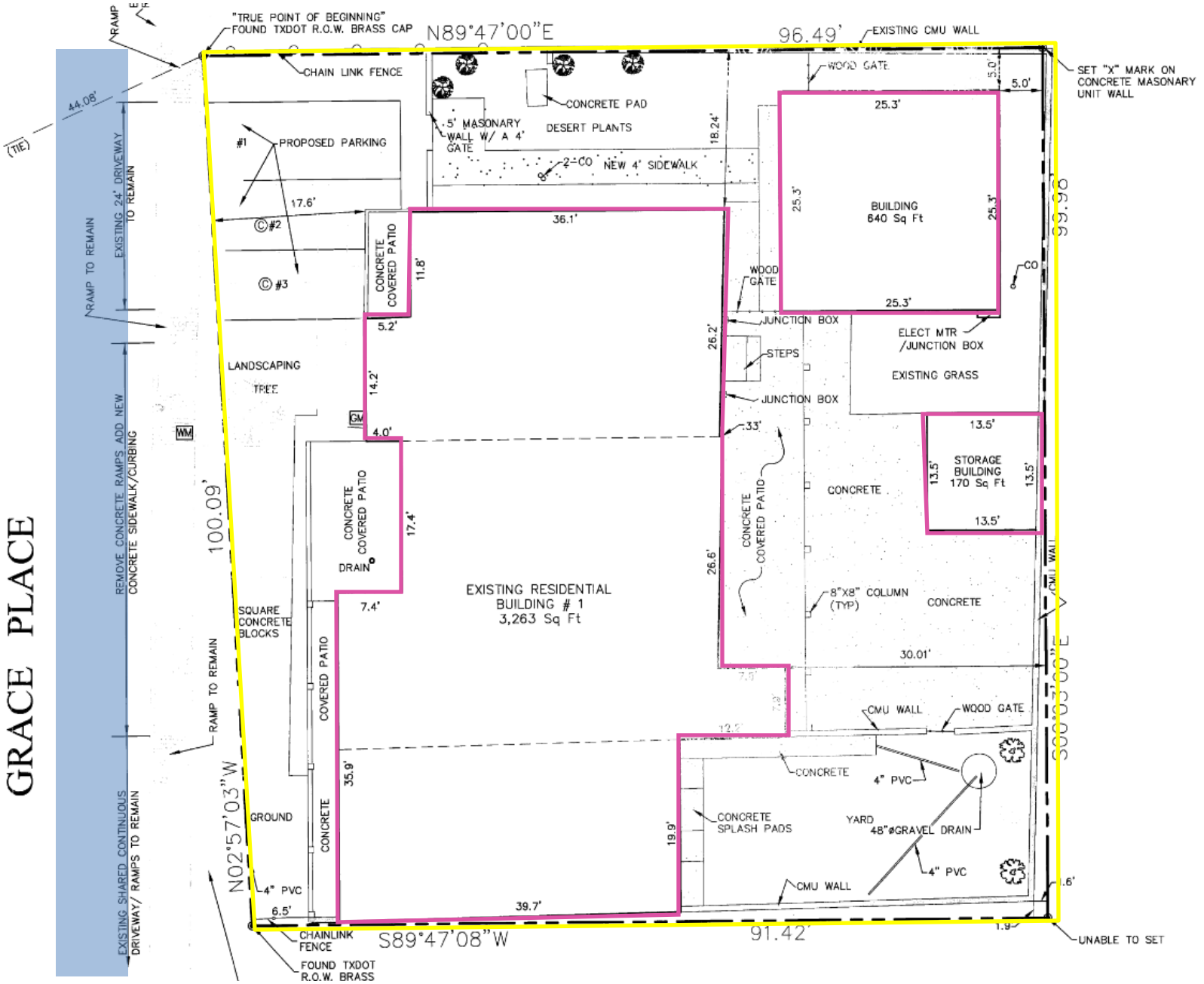
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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
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