



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

**Case No:** PZRZ16-00032  
**Application Type:** Rezoning  
**CPC Hearing Date:** November 17, 2016  
**Staff Planner:** Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

**Location:** 4805 Apollo Drive  
**Legal Description:** The South 65 ft. of Lot 205 and all of Lot 206, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas  
**Acreage:** 0.738  
**Rep District:** 2  
**Current Zoning:** R-4 (Residential)  
**Existing Use:** Single-family dwelling  
**C/SC/SP/ZBA/LNC:** No  
**Request:** From R-4 (Residential) to R-MU (Residential Mixed Use)  
**Proposed Use:** Residential mixed use

**Property Owner:** Zima Properties  
**Representative:** Rey Engineering

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

**North:** R-4 (Residential) / Single-family dwelling; A-2 (Apartment) / Apartment  
**South:** R-3 (Residential) / Single-family dwellings  
**East:** R-4 (Residential) / Duplex  
**West:** R-4 (Residential) / Single-family dwellings

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

**NEAREST PARK:** Mountain View Park (5,389 feet)

**NEAREST SCHOOL:** Lee Elementary (1,982 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Mountain View Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 2, 2016. The Planning Division has received a phone call in opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed Use). The subject property is 0.738 acres in size and is currently used as a single-family dwelling. The mixed use development plan shows an existing single-family dwelling, three duplexes and an office (Attachment 5). A summary of the Master Zoning Plan is attached (Attachment 4). The development requires a minimum of 14 parking spaces and the applicant is providing 14 parking spaces and 3 bicycle spaces. The proposed access is from Apollo Drive. The proposed development incorporates mixed uses, and supports the R-MU (Residential Mixed Use) district guidelines, and requirements.

### **PLANNING DIVISION RECOMMENDATION**

Pending.

## ANALYSIS

### 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.

*The development complies with 20.10.360(G)(1)(a): ii, v, vii, viii, ix, x, xi, xiv, and xvii by providing a mix of residential and office 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 development complies with 20.10.360(G)(1)(b): vi by providing a buildings parallel to the street frontage.*

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 development complies with 20.10.360(G)(2): b, c, f, j by providing a mix of residential and office uses.*

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 development complies with 20.10.360(G)(3): c, e, f, and h by providing buildings oriented towards the street.*

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 development complies with 20.10.360(G)(4) by providing functional internal roadways.*

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 complies with 20.10.360(G)(5). No parking reduction is requested. The development requires a minimum of 14 parking spaces and the applicant is providing 14 parking spaces and 3 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.

*The development complies with 20.10.360(G)(6) by providing required setbacks.*

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). The development provides 19.6% (6,310 sq. ft.) landscaped area.*

### **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 Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.*

The purpose of the R-MU (Residential Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

*The Planning Division recommendation is based on the compliance with the definition for Residential Mixed Use in which the existing residential uses provided through the rezoning supports the existing commercial and residential uses in the area reducing travel and infrastructure needs and provides goods and services to the*

neighborhoods in the area.

**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 2.2.2. “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

*The Planning Division recommendation is based on the existing residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.*

**COMMENTS:**

**Planning and Inspections Department - Planning Division - Transportation**

No objections to the rezoning and 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.

**TXDOT**

It is not on State ROW.

**Planning and Inspections Department – Building and Development Permitting**

- Provide landscape calculations
- show accessible route to living units
- missing 10' landscape buffer
- parking calculations are incorrect 6 units total at a rate of two per unit, needs twelve spaces and spaces for office building are not provided

Note: At the time of submittal for permits each phase will be required to comply with all applicable provisions of the IBC, TAS and local municipal code.

**Planning and Inspections Department - Land Development**

1. No objections to proposed rezoning and master zoning plan.
2. Approval of the master zoning 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 master zoning plans from CPC.

**Fire Department**

No objections to rezoning and master zoning plan.

**Police Department**

There are no objections, comments to add, or police-related concerns.

**Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water**

1. EPW does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Apollo Drive. This water main is available for service.

3. EPW records indicate (1) 3/4" service meter (Active) on the property with 4805 Apollo Drive as the services address.

4. Previous water pressure from fire hydrant #8290 located at 4811 Apollo Drive and 316' east of MT. Latona Drive, has yielded a static pressure of 114 psi, a residual pressure of 102 psi, and a discharge of 1,592 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 8-inch diameter sanitary sewer main extending along Apollo Drive. This main is available for service.

7. EPWater 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 EPWater 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.

### **Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Master Zoning Plan Report
5. Mixed Use Development Plan

ATTACHMENT 1: ZONING MAP

PZRZ16-00032



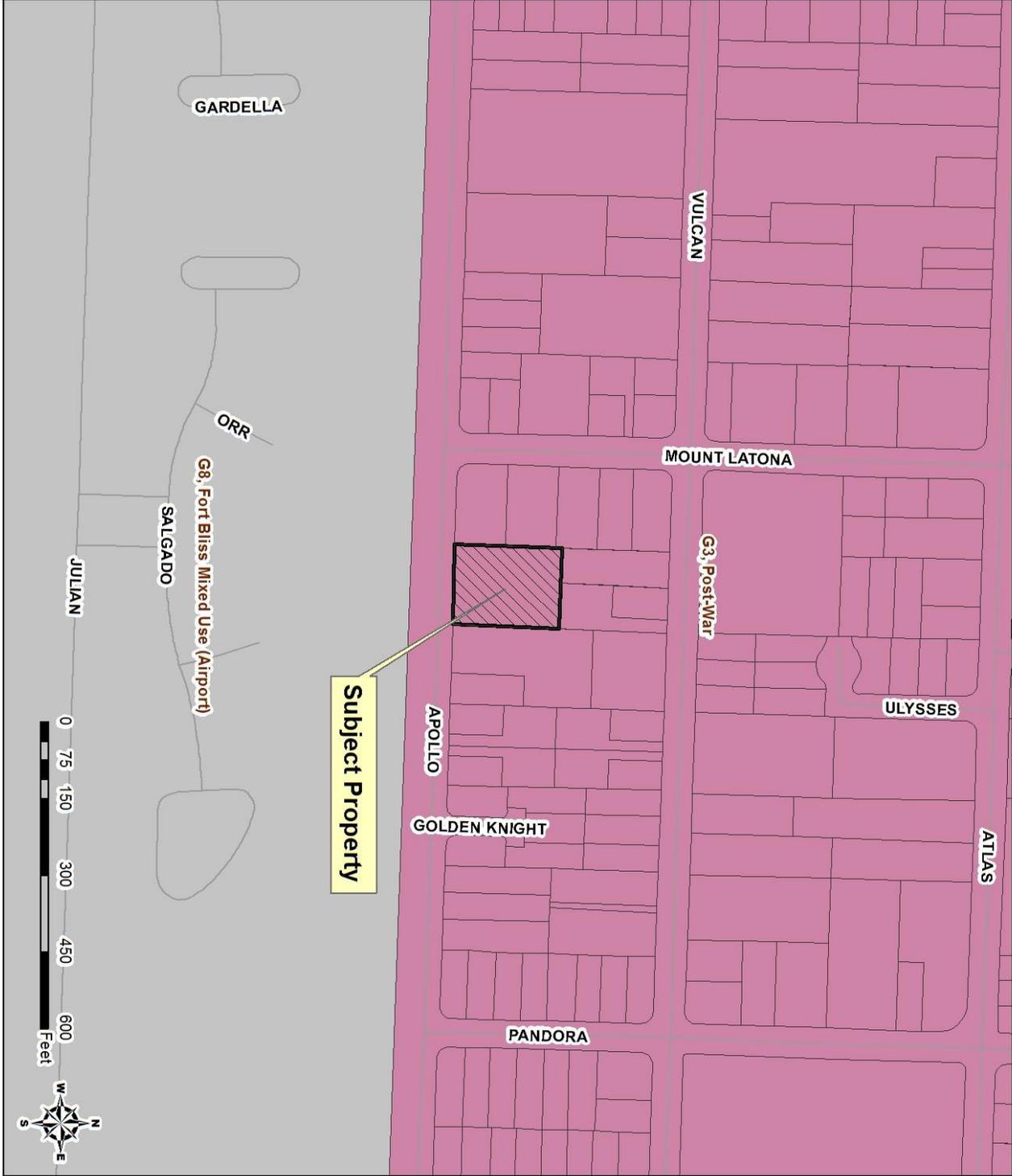
ATTACHMENT 2: AERIAL MAP

PZRZ16-00032



ATTACHMENT 3: FUTURE LAND USE MAP

PZRZ16-00032



## ATTACHMENT 4: MASTER ZONING PLAN REPORT

### Residential Mixed Use Development MZP Report

#### 1. Purpose and Intent

- Zima Properties is proposing to build three duplexes and an office building at 4805 Apollo Drive. Currently there is an existing single family home sitting on the same address. The current zoning is R4. The legal description is: The South 65 ft. of lot 205 and all of lot 206, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas (32,134 sq. ft. or 0.738 acres of land.
- Our purpose is to provide clean and affordable new housing units to the area. As it stands, the area is in need of efficient modern living housing.
- 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 general design principles, general design elements, architectural guidelines, roadway design principles, parking requirements, setback limitations, landscape 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: 3 duplexes
    - Commercial: 1 office

#### 2. Objective

- The development will produce an innovative residential living area as well as a new office space.

#### 3. Characteristics

- **Description:** The site will include 3 duplexes and 1 office space. A more detailed description of the design elements follows:
- **Access:** The development site is directly on Apollo Avenue. Utilities, services and trash collection will be provided on a new entrance-exit driveway. Pedestrian access will be directly from Apollo Avenue on sidewalks adjacent to said driveway.
- **Setbacks:** R-MU

1

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	21.58 ft.
Rear Yard	Determined by MZP	10 ft.
Side Yard	Determined by MZP	3 ft.

• **Density:** The development will be 3 new duplexes and 1 office.

- **Landscaping:** Landscaping will be provided as required totaling 6,310 sq. ft.
- **Parking:** 4 spaces in the rear duplexes and 2 spaces for the front duplexes will be provided. Bicycle racks will be included for 4 bicycles at the office along with 2 parking spaces, 1 HC.
- **Sub Districts:** There will also be no Sub Districts in the Plan.
- **Phasing:**
  - Phase 1: Will include 2 duplexes and driveway entrance to be done as soon as approval is granted.
  - Phase 2: Will include one duplex and the offices to be done by September 2021.

#### 4. Relationship with Plan for El Paso

- This development will help the area's economic and social vitality and will follow the overall City of El Paso's goals to revitalize the city 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 (1000 to 2000 ft.). The site will enhance the neighborhood by providing a modern living space.

4805 APOLLO DR. MIXED USE & PERCENTAGES			
USE	TOTAL SQ. FT.		
COMMERCIAL USE	400	400	1.25%
RESIDENTIAL USE	6316	6316	19.66%
LANDSCAPE	6310	6310	19.64%
PARKING	1800	1800	5.60%
EXIST. HOUSE	2100	2100	6.54%
PATIOS, SIDEWALKS & DRIVEWAY	16.93	16.93	52.69%
TOTAL SQ FT	32,134	32,134	100%

4805 APOLLO DR. MIXED USE TABLE					
USE	MIN AREA	SET BACKS			MIXED BUILDING HEIGHT
		FRONT	REAR	SIDE	
OFFICE	400	0 ft.	0 FT.	0 FT.	14 FT.
RESIDENTIAL USES					
3 ONE STORY DUPLEXES					
Duplex –Units B & D	1132	20 FT.	10 FT.	5 FT.	20 FT.
Duplex-Unit C	894	21.8 FT.	18 FT.	3 FT.	18 FT. 4 IN.
Single-Family Dwelling	2100	20 FT.	5 FT.	5 FT.	11 FT. 6 IN.

**Principles and Requirements:**

The following principles and requirements shall apply to 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 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 development 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 one story duplexes (3) and 1 office 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.*
- 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 mixes-use concentration of uses.
  - *The development will be able to accommodate the 3 residential units and 1 office space.*
- Building Perspective.
  - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
    - *The building and landscaping have been designed to enhance the neighborhood.*
  - 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.
    - *The building and landscaping were designed to complement the local and existing neighborhood.*
  - iv. That public gathering spaces be provided in locations that reinforce community identity.
  - v. That the preservation and renewal of historic buildings be facilitated.
    - *This project will be new construction designed to blend with the surrounding buildings.*
  - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.
    - *The frontage line will reflect the existing buildings and facades.*
- 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.
  - Neighborhoods limited in size and oriented toward pedestrian activity.
  - A variety of housing types, jobs, shopping, services, and public facilities.
  - Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
    - *The building will reside within the existing neighborhood with shops, workplaces and other buildings in close proximity.*
  - A network of interconnecting streets and blocks that maintain respect for the natural landscape.
    - *An existing network of streets is in place.*

- Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
  - A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
    - *The building will be within walking distance of public transit and bicycle racks will be in place along with parking for automotive vehicles.*
  - Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
  - Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
  - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
  - 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
3. Architectural Objectives. As part of the mixed-use development plan the architectural design shall achieve the following objectives:
- Architectural compatibility;
  - Human scale design;
  - Integration of uses;
  - Encouragement of pedestrian activity;
  - Buildings that relate to and are oriented toward the street and surrounding buildings;
  - Residential scale buildings in any mixed residential area;
  - Buildings that contain special architectural features to signify entrances to the mixed-use development; and
  - 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 development is proposing 14 parking spaces, 1 which is ADA, and 3 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.

<b>Set Backs R-MU</b>	<b>Needed</b>	<b>Proposed</b>
Front Yard	Determined by MZP	21.58 ft.
Rear Yard	Determined by MZP	10 ft.
Side Yard	Determined by MZP	3 ft.

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 6310 sq. ft. Landscaping.*

