

Item postponed at the 12-9-13 ZBA Hearing to the 01-13-14 ZBA Meeting
PZBA13-00040 211 Magnolia Street El Paso Water Utilities / Public Service Board
Applicant requests a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in an M-1/C-4 (Manufacturing/Commercial) zone.

This would allow a storm water pump station which is proposed to encroach in the required side street yard setback and to be located to within 5 feet of the side street property line.

The required side street yard setback total is 10 feet in the M-1 zone district.

BACKGROUND

The applicant is requesting to locate a building to within 5 feet of Magnolia Street for one of its storm water drainage projects for the central area of the city. This application was postponed at the December 9th meeting, pending the receipt of the traffic engineer's report and pending revisions to the site plan to show accurate yard setbacks for the zone district(s).

The traffic engineer's report has been received, noting no issues with the request to reduce the setback requirement, and the applicant has provided a corrected site plan.

CALCULATIONS

Required side street yard setback = 10'
Requested side street yard setback total = 5'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception F.

The Zoning Board of Adjustment is empowered under Section 2.16.050 F to:

"Modify district side street yard requirements where the following conditions are met:

1. The proposed modification does not exceed fifty percent of the required side street yard setback requirement;
2. The minimum front and rear yard setbacks shall not be reduced; and
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer."

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DATE: December 17, 2013
TO: Linda Castle, Planning Division
FROM: Keith Bennett, Dept. of Transportation
SUBJECT: Review of Site Plans for January 13, 2014 ZBA Meeting
PZBA13-00040 – 211 Magnolia Street

Department of Transportation has no objection to request for a special exception to the encroachment in the side street yard setback for the new equipment building for El Paso Water Utilities for the Magnolia Street project.

Should you have any questions regarding this matter, please contact me at 621-6882.

C: Department of Transportation. Location File

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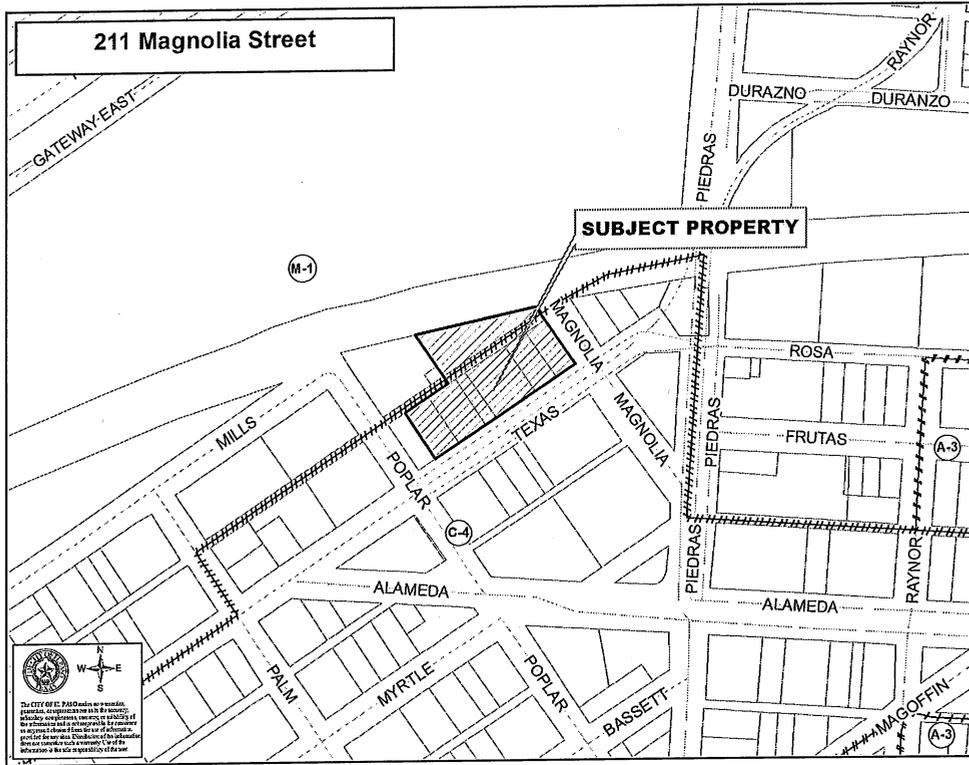


Department of Transportation (EPDoT)
Ted Marquez, Director

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ZONING MAP



NOTIFICATION MAP

