

**Applicant requests Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) in an A-3/c (Apartment/conditions) zone.**

The request is for a 4.8 percent reduction in the off-street parking requirements for a new apartment complex, from the required 390 spaces to 371 spaces.

The off-street parking requirements are 1.5 spaces per one-bedroom unit and 2.0 parking spaces per two- and three-bedroom unit.

**BACKGROUND**

The applicant owns the Castilleja Apartments to the north of this proposed expansion of the apartment complex and is requesting a parking reduction for the expansion. The property has recently been rezoned from M-1 (Manufacturing) to A-3/c (Apartment/Conditions). The conditions of the rezoning are:

1. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
2. *That the detailed site development plan designate the same amount of open space and private recreational facilities contained in the conceptual plan submitted as part of the rezoning request (ZON09-00072);*
3. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
4. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the east property line that abuts Parcel 1. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

Per Conditions 1, 2, and 3, the applicant has submitted a site plan to the Planning Division, Case # ZON10-00021, for review and approval by the City Plan Commission. The Engineering Department-Traffic Division has reviewed the site and notes that there is no on-street parking available for overflow parking. The Traffic Division therefore recommends denial of the request.

**CALCULATIONS**

Required parking for proposed apartments = 390 spaces (68 one-bedroom units x 1.5 + 144 (two, three bedroom units x 2.0))

Provided parking for proposed apartments = 371 spaces

Required parking for existing apartments = 480 spaces

Provided parking for existing apartments = 480 spaces

**STAFF RECOMMENDATION**

Staff recommends denial of the request for the parking reduction.

The Zoning Board of Adjustment is empowered under Section 2.16.050 I to authorize the reduction of off-street parking requirements; provided, however, that::

1. The owner shall demonstrate through testimony or documentation that the required number of off-street parking spaces cannot be reasonably accommodated on the property involved;
2. The zoning board of adjustment has received the written approval of the city traffic engineer who shall review the request to determine the impact on the surrounding properties. The city traffic engineer may request a parking study in order to determine the impact on the surrounding properties; and,
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent.

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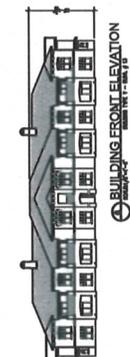
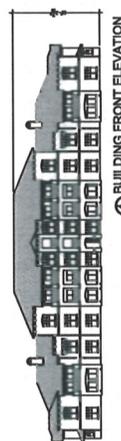
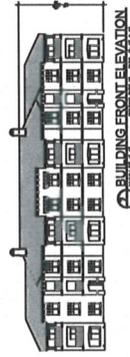
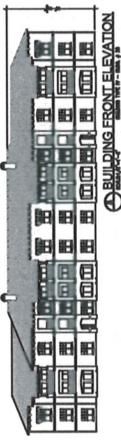
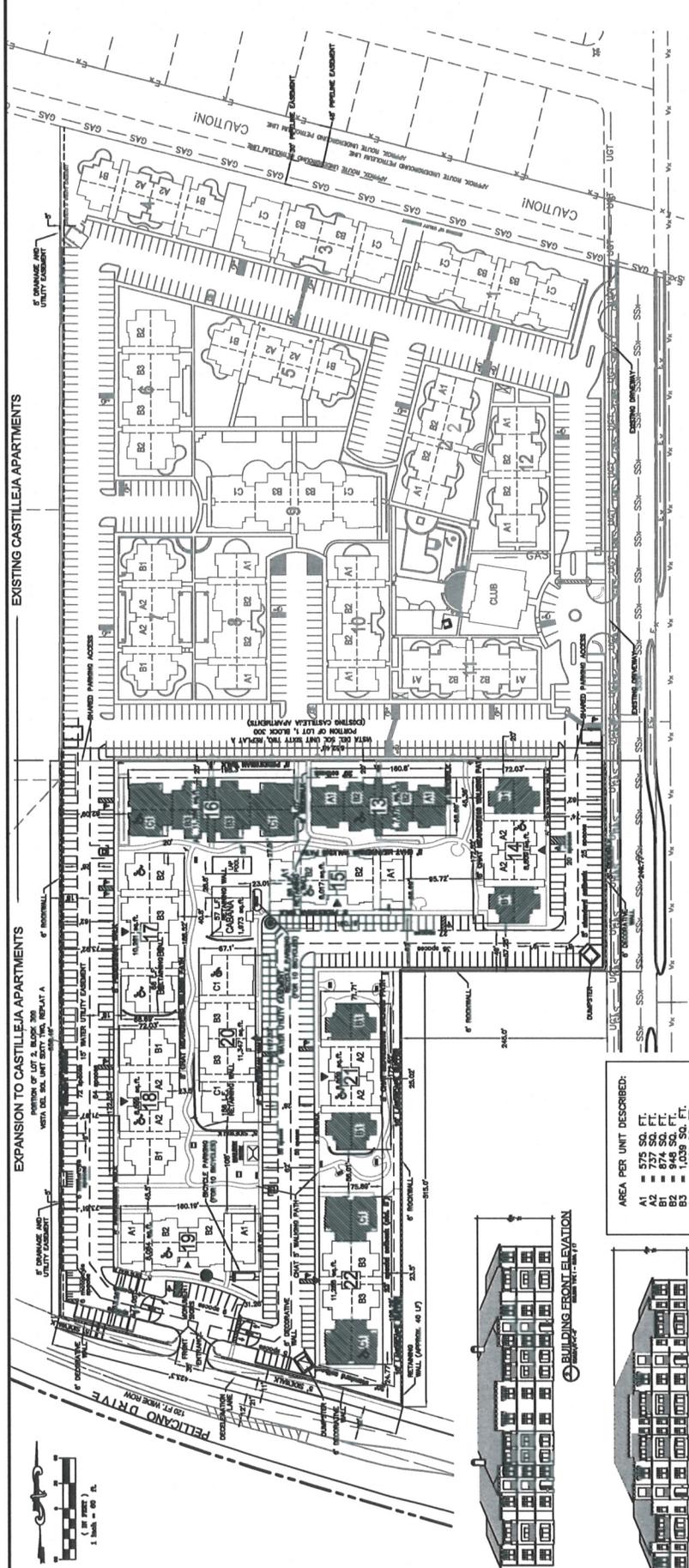
HUNT-ZOLLARS INC.  
 ENGINEERING / SURVEYING  
 5422 CREMO DRIVE, SUITE 210  
 EL PASO, TEXAS 79912-5502  
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 FIRM REGISTRATION F-761

CASTILLEJA APARTMENTS  
 - EXPANSION -  
 11607 PELLICANO DRIVE  
 A PORTION OF LOT 1 BLOCK 300 VISTA DEL SOL  
 CITY OF EL PASO,  
 EL PASO COUNTY

SHEET NO.  
 GENERALIZED PLOT PLAN  
 SCALE: 1"=40'-0"



Mark Salazar  
 Professional Engineer  
 License No. 102366  
 State of Texas  
 04-06-10



AREA PER UNIT DESCRIBED:

A1	575 SQ. FT.
A2	737 SQ. FT.
B1	846 SQ. FT.
B2	1,039 SQ. FT.
C1	1,191 SQ. FT.

PARKING ANALYSIS:

EXISTING CASTILLEJA APARTMENTS	EXPANSION TO CASTILLEJA APARTMENTS
1 BEDROOM APARTMENTS	1 BEDROOM APARTMENTS
243 BEDROOM APARTMENTS	243 BEDROOM APARTMENTS
80 UNITS	80 UNITS
1.5 PARKING/UNIT	1.5 PARKING/UNIT
2 PARKING/UNIT	2 PARKING/UNIT
PARKING REQ'D. 360	PARKING REQ'D. 360
TOTAL PARKING REQ'D. 480	TOTAL PARKING REQ'D. 480

EXISTING CASTILLEJA APARTMENTS	EXPANSION TO CASTILLEJA APARTMENTS
1 BEDROOM APARTMENTS	1 BEDROOM APARTMENTS
243 BEDROOM APARTMENTS	243 BEDROOM APARTMENTS
68 UNITS	68 UNITS
1.5 PARKING/UNIT	1.5 PARKING/UNIT
2 PARKING/UNIT	2 PARKING/UNIT
PARKING REQ'D. 288	PARKING REQ'D. 288
TOTAL PARKING REQ'D. 390	TOTAL PARKING REQ'D. 390

EXISTING CASTILLEJA APARTMENTS	EXPANSION TO CASTILLEJA APARTMENTS
STANDARD PARKING SPACES	STANDARD PARKING SPACES
465	465
HANDICAP PARKING SPACES	HANDICAP PARKING SPACES
15	15
TOTAL PARKING SPACES	TOTAL PARKING SPACES
480	480
PARKING REQUIRED	PARKING REQUIRED
371	371
12 MOTORCYCLE PARKING EQUIVALENT TO	12 MOTORCYCLE PARKING EQUIVALENT TO
390	390
4 STANDARD PARKING SPACES	4 STANDARD PARKING SPACES

BICYCLE PARKING:  
 5% OF TOTAL PARKING OVER 60 SPACES = 16.5 OR 17 SPACES REQUIRED  
 SITE PLAN INCLUDES 2-BICYCLE RACKS = 20 SPACES PROVIDED

TOTAL COMBINED PARKING SPACES (EXISTING AND EXPANSION) 851  
 TOTAL REQUIRED PARKING SPACES (EXISTING AND EXPANSION) 870  
 COMBINED PARKING SPACES IS A 2.2% REDUCTION OF THE OVERALL TOTAL REQUIRED PARKING

