

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

This request was postponed from the April 12, 2010, meeting to the meeting of May 20, 2010. 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 the 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; and,
2. The zoning board of adjustment has received the written approval, based on traffic safety considerations, or the traffic engineer; and,
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent.”

ARCHITECTS, AIA
 ENGLEWOOD, CO 80112
 14 INVENESS DRIVE EAST, SUITE B-14
 PUCCIANO & ENGLISH, INC.
 PROCEEDING: 04/11/10
 PHONE: 303-663-9971 / FAX: 303-663-9948
 EMAIL: puciano-english@pucpianoenglish.com

HUITT-ZOLLARS INC.
 ENGINEERING / SURVEYING
 8822 CROMBIE DRIVE, SUITE 210
 EL PASO, TEXAS 79912-5502
 FIRM REGISTRATION F-761
 (915) 587-4339 / FAX (915) 587-9247

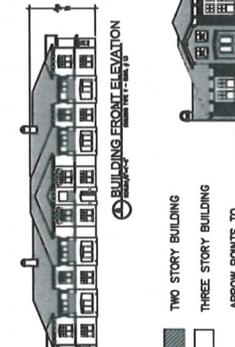
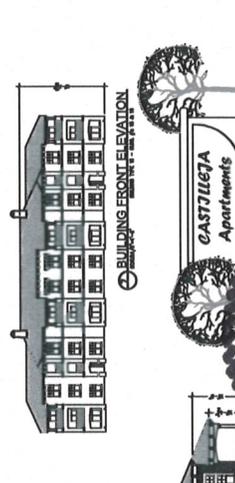
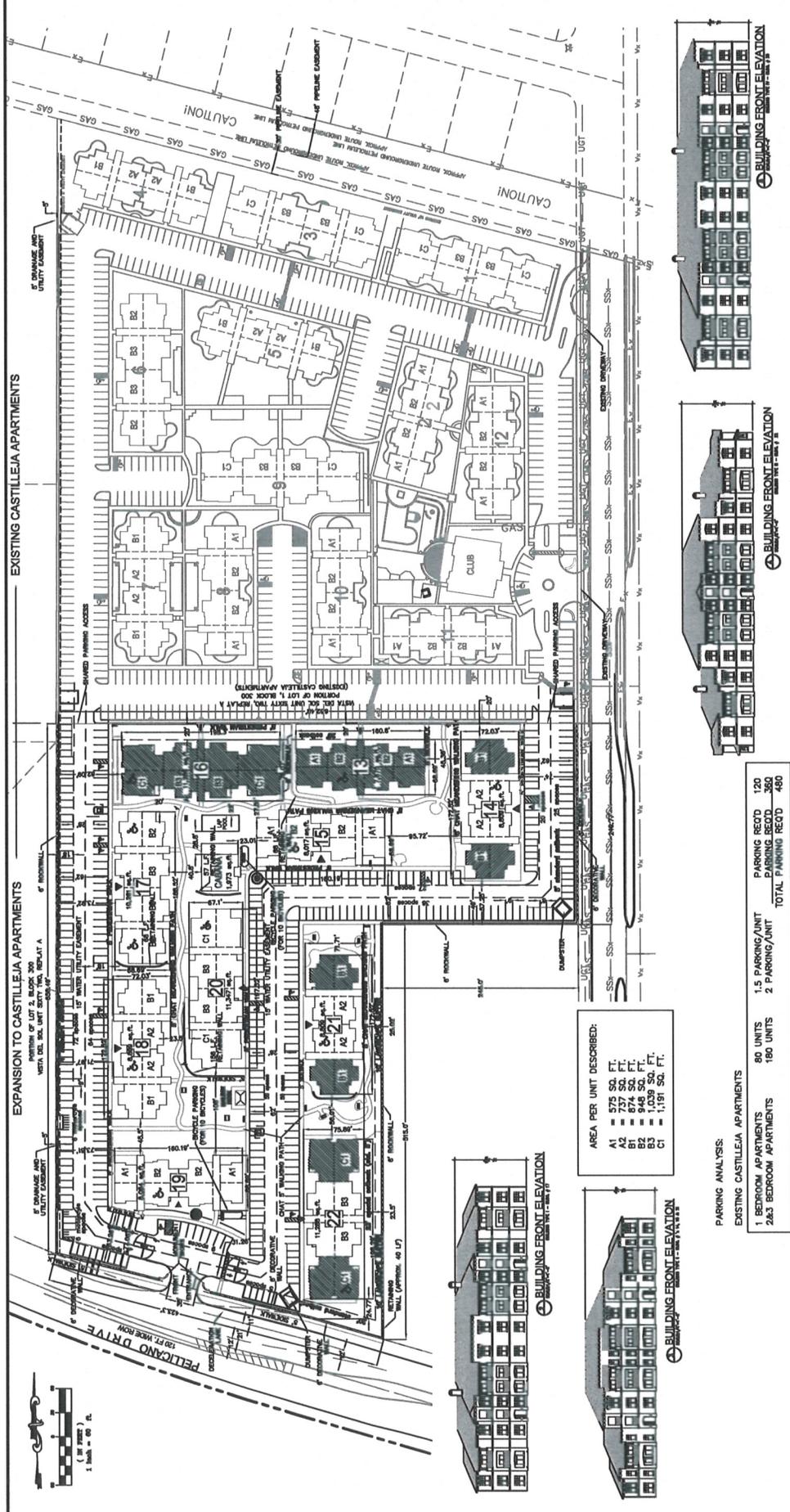
SHEET NO.
 CASTILLEJA APARTMENTS
 - EXPANSION -
 11607 PELLANO DRIVE
 A PORTION OF LOT 1 BLOCK 300 VISTA DEL SOL
 UNIT SIXTY TWO REPLAT "A",
 CITY OF EL PASO,
 EL PASO COUNTY

JOB NO. 08
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 04/11/10
 REVISIONS:
 DATE:

1
 GENERALIZED PLOT PLAN
 SCALE: 1"=60'-0"



Mark Salazar
 04-06-10



PARKING ANALYSIS:

EXISTING CASTILLEJA APARTMENTS	EXPANSION TO CASTILLEJA APARTMENTS
1 BEDROOM APARTMENTS: 80 UNITS	1 BEDROOM APARTMENTS: 68 UNITS
2&3 BEDROOM APARTMENTS: 180 UNITS	2&3 BEDROOM APARTMENTS: 144 UNITS
1.5 PARKING/UNIT: 120	1.5 PARKING/UNIT: 102
2 PARKING/UNIT: 360	2 PARKING/UNIT: 288
TOTAL PARKING RECD: 480	TOTAL PARKING RECD: 390

EXISTING CASTILLEJA APARTMENTS	EXPANSION TO CASTILLEJA APARTMENTS
STANDARD PARKING SPACES: 465	STANDARD PARKING SPACES: 361
BI-CYCLE PARKING SPACES: 480	BI-CYCLE PARKING SPACES: 371
TOTAL PARKING SPACES: 945	TOTAL PARKING SPACES: 732
PARKING REQUIRED: 480	PARKING REQUIRED: 390
	12 MOTORCYCLE PARKING EQUIVALENT TO 4 STANDARD PARKING SPACES

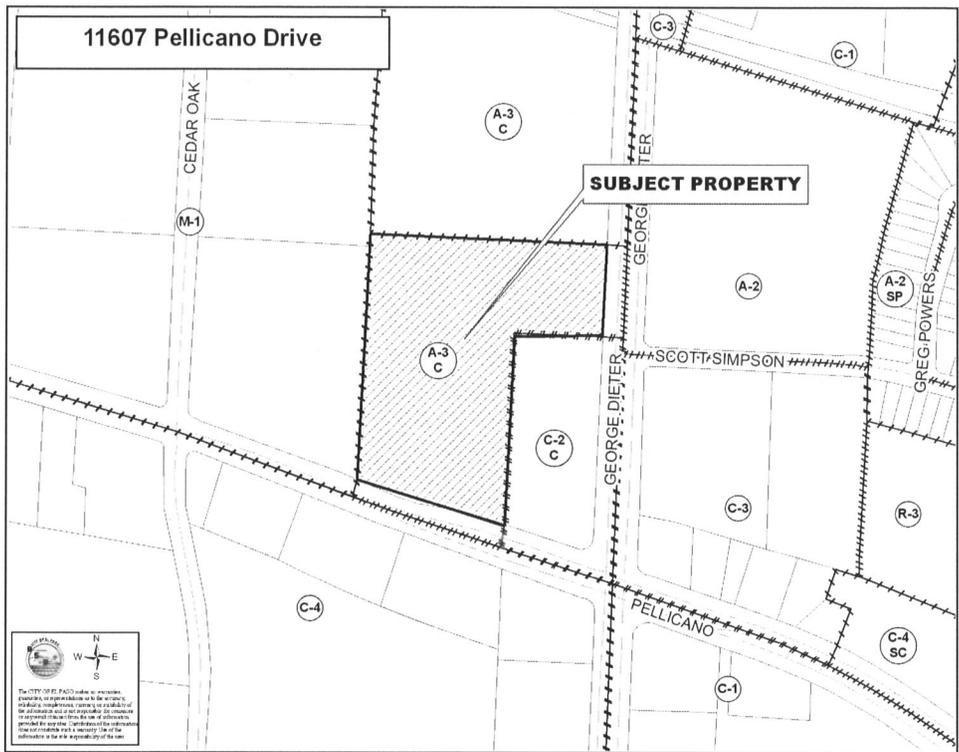
AREA PER UNIT DESCRIBED:
 A1 = 575 SQ. FT.
 A2 = 737 SQ. FT.
 B1 = 874 SQ. FT.
 B3 = 1,039 SQ. FT.
 C1 = 1,191 SQ. FT.



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

ZONING MAP



NOTIFICATION MAP

