

Applicant requests a Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) in a C-2 (Commercial) zone.

This would permit a 15 percent reduction in the off-street parking requirements for a proposed 612 unit apartment complex, from the required 1,216 parking spaces to 1,034 parking spaces.

BACKGROUND

The applicant is requesting the maximum permitted 15% reduction offered by the Special Exception (182 spaces) in off-street parking requirements for a new apartment complex. The applicant is requesting the reduction in order to meet park/pond area requirements and fire lane width and location requirements. The Engineering Department-Traffic Division has reviewed the request and has no objections.

CALCULATIONS

Required parking spaces for 17 one-bedroom units = 25.5 (17 x 1.5)
Required parking spaces for 595 two-bedroom units = 1,190 (595 x 2)
Total required parking spaces = 1,216
Parking spaces reduction = 182 (1,216 X 0.15% = 182)
Requested parking spaces = 1,034 (1,216 less 182)

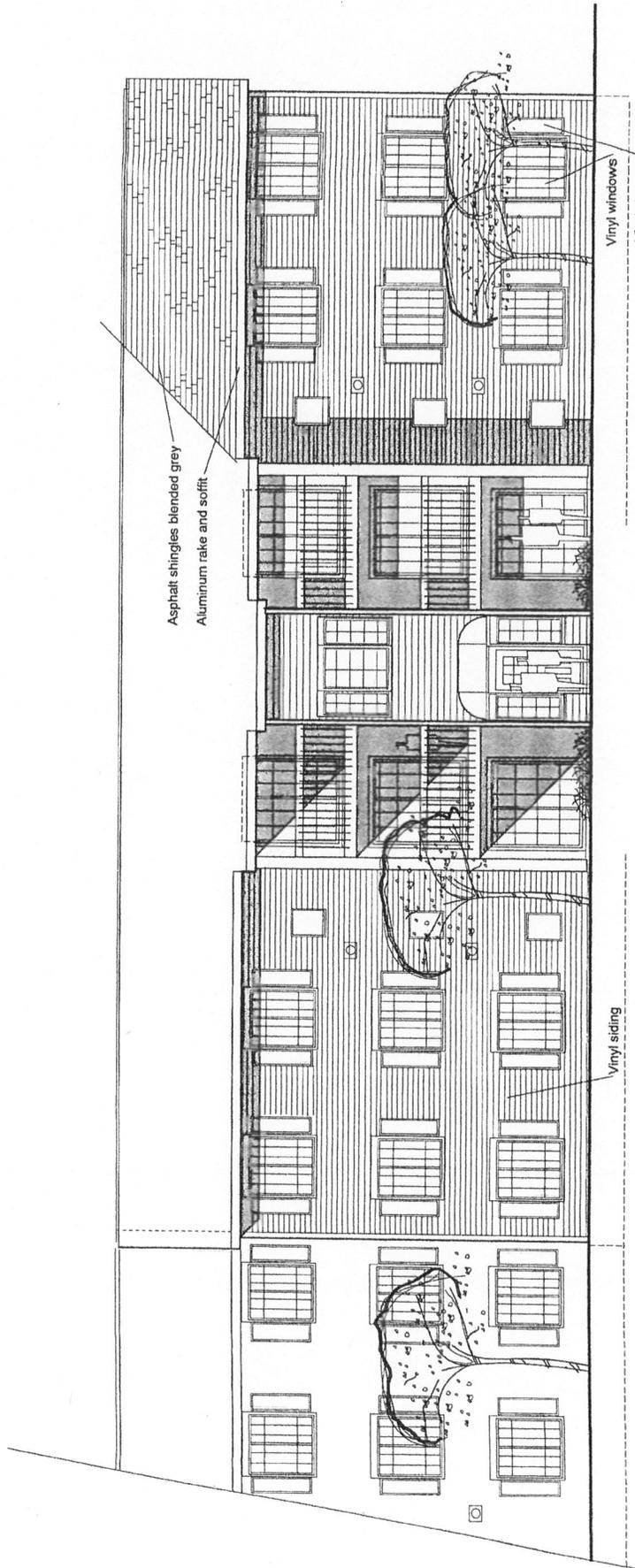
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception.

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.”

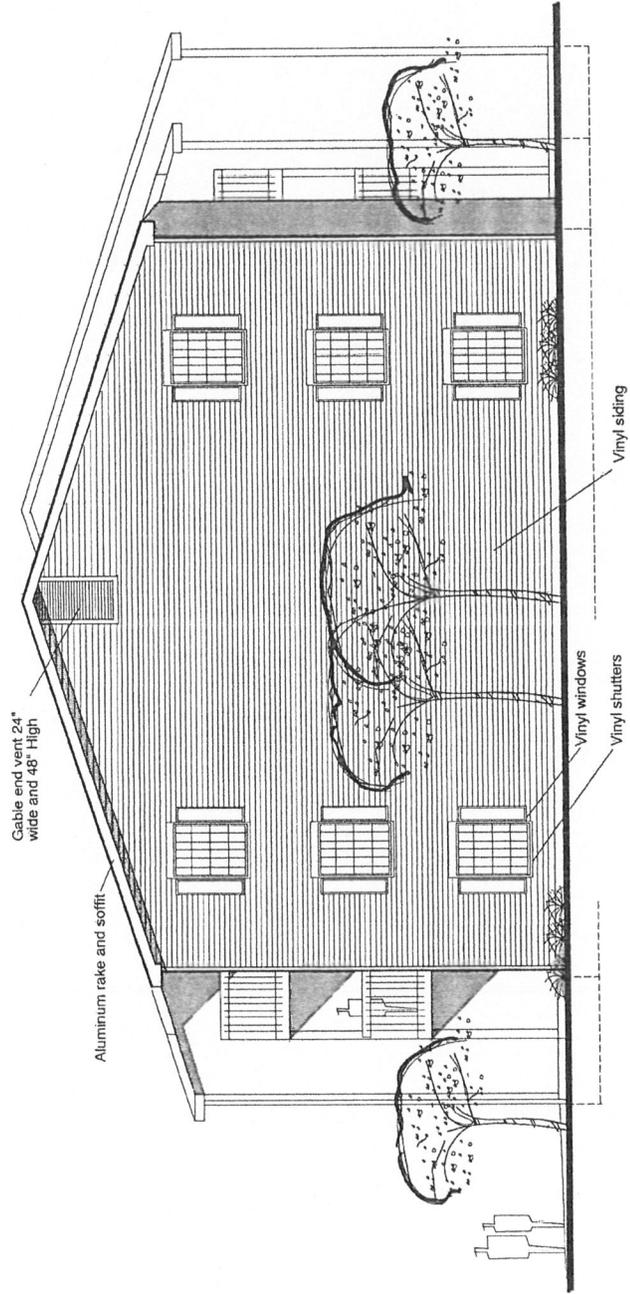


Asphalt shingles blended grey
Aluminum rake and soffit

Vinyl windows
Vinyl shutters

Vinyl siding

BUILDING ELEVATION--12 UNIT MODULAR
SCALE: 1/8"=1'-0"



TYPICAL END BUILDING ELEVATION
SCALE: 1/8"=1'-0"

**NLIGP, LLC
6236 Quail Avenue
El Paso, TX 79924**

September 21, 2009

City of El Paso
Zoning Board of Adjustments
2 Civic Center Plaza
El Paso, TX 79901

Re: Request for Parking Reduction

We, the owners of the proposed Northern Lights Subdivision and El Paso Place Apartments, respectfully request a 15% reduction in the parking space requirements for a 612 unit apartment complex identified in the attached application. We base this request on our experience gained from the development of several large apartment complexes around the country, many of which are around military installations and have a large clientele of active duty military personnel and their families. A ratio of 1.5 parking spaces per unit has always proved to be more than adequate; however, this request, if approved, will provide 1034 parking spaces or a ratio of 1.7 spaces per unit vice the 1216 spaces required without a variance.

Approval of this request will garner several quality of life benefits for the residents of the complex as well as for the entire community. Our design provides more open space, improved access for safety and better storm water management. Less pavement means less impervious area and an increase in open landscaped area. Intersections will have larger turning radii creating more efficient movements for moving vans and emergency vehicles and in turn creating larger open islands with landscaping at the ends of parking rows. This design also provides another very important safety benefit - the incorporation of dedicated fire lanes for each building.

Thank you for your consideration.



Shirley R. Batts
Managing Member, NLIGP, LLC



John Cook
Mayor

Joyce Wilson
City Manager

R. Alan Shubert, PE
City Engineer

City Council

Ann Morgan Lily, District 1
Susannah M. Byrd, District 2
Emma Acosta, District 3
Carl L. Robinson, District 4
Rachel Quintana, District 5
Eddie Holguin, Jr. District 6
Steve Ortega, District 7
Beto O' Rourke, District 8

ENGINEERING DEPARTMENT

TO: Linda J. Castle, Senior Planner

FROM: Margarita Molina - Traffic Division

DATE: October 2, 2009

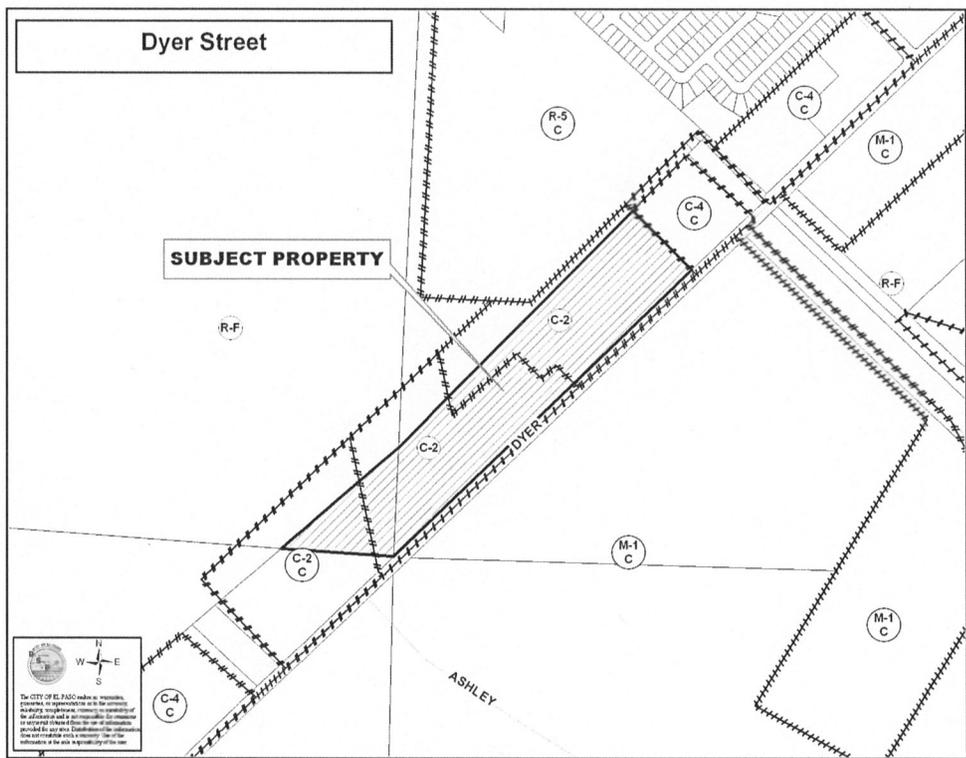
SUBJECT: **ZBA09-00040 Dyer Street**
Parking reduction on future apartment development

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- No objection to proposed parking reduction request.

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.

ZONING MAP



NOTIFICATION MAP

