

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: February 12, 2013
Public Hearing: March 5, 2013

CONTACT PERSON/PHONE: Elizabeth Gibson, (915) 541-4730, GibsonEK@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An ordinance changing the zoning of a 484.7490 acre parcel of land legally describes as a portion of Nellie D. Mundy Survey No. 246; a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Tract 1, S. J. Larkin Survey No. 269, all being located within the corporate limits of the City of El Paso, El Paso County, Texas from URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone); and changing the zoning of a 1,175.2332 acre parcel of land legally described as all of S. J. Larkin Survey No. 267; a portion of Nellie D. Mundy Survey No. 246; a portion of Tract 1, S. J. Larkin Survey No. 268; and a portion of Tract 1A, S. J. Larkin Survey No. 269, all being located within the corporate limits of the City of El Paso, El Paso County, Texas from URD (Urban Reserve District) to SCZ (SmartCode Zone). The penalty is as provided for in Chapter 21.60 of the El Paso City Code. Property Owner: City of El Paso. PZRZ12-00041 (District 1)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Open Space Advisory Board (OSAB) – Recommend approval (see memo for detail).
City Plan Commission (CPC) – Recommendation pending

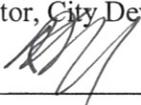
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A 484.7490 ACRE PARCEL OF LAND LEGALLY DESCRIBED AS A PORTION OF NELLIE D. MUNDY SURVEY NO. 246; A PORTION OF SECTION 9, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS; AND A PORTION OF TRACT 1, S. J. LARKIN SURVEY NO. 269, ALL BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM URD (URBAN RESERVE DISTRICT) AND R-3 (RESIDENTIAL) TO SCZ (SMARTCODE ZONE); AND CHANGING THE ZONING OF A 1,175.2332 ACRE PARCEL OF LAND LEGALLY DESCRIBED AS ALL OF S. J. LARKIN SURVEY NO. 267; A PORTION OF NELLIE D. MUNDY SURVEY NO. 246; A PORTION OF TRACT 1, S. J. LARKIN SURVEY NO. 268; AND A PORTION OF TRACT 1A, S. J. LARKIN SURVEY NO. 269, ALL BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM URD (URBAN RESERVE DISTRICT) TO SCZ (SMARTCODE ZONE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a 484.7490 acre parcel of land legally described as a portion of Nellie D. Mundy Survey No. 246; a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Tract 1, S. J. Larkin Survey No. 269, all being located within the corporate limits of the City of El Paso, El Paso County, Texas as further described in the site drawing at **Exhibit “A”**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit “B”**, and survey map on attached **Exhibit “C”**, both incorporated herein for all purposes be changed from **URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and

That the zoning of a 1,175.2332 acre parcel of land legally described as all of S. J. Larkin Survey No. 267; a portion of Nellie D. Mundy Survey No. 246; a portion of Tract 1, S. J. Larkin Survey No. 268; and a portion of Tract 1A, S. J. Larkin Survey No. 269, all being located within the corporate limits of the City of El Paso, El Paso County, Texas as further described in the site drawing at **Exhibit “A”**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit “D”**, and survey map on attached

Exhibit “E”, both incorporated herein for all purposes be changed from **URD (Urban Reserve District) to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and

That the zoning map of the City of El Paso be revised accordingly; and

That the City Council approve the Regulating Plan attached as **Exhibit “F”** and incorporated herein for all purposes; and

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2012.

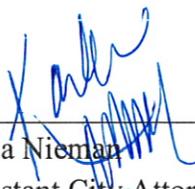
THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richard Duffy Momsen
City Clerk

APPROVED AS TO FORM:



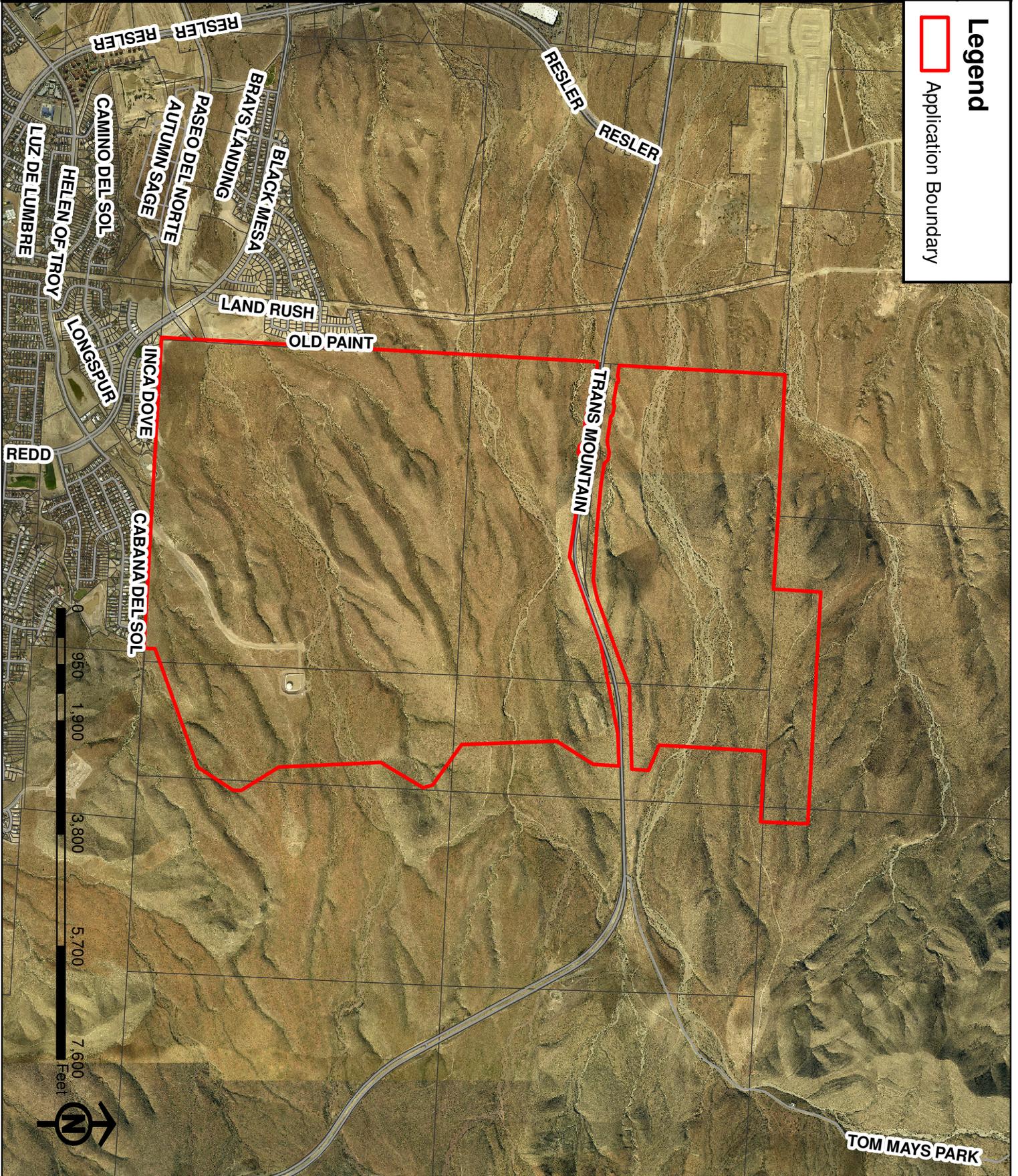
Karla Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Director
City Development Department

Exhibit A: PZRZ12-00041



Legend

 Application Boundary



EXHIBIT B

ROMAN BUSTILLOS, P.E.
President

RANDY P. BROCK, P.E.
Executive Vice President

SERGIO J. ADAME, P.E.
Vice President - Engineering

AARON ALVARADO, R.P.L.S.
Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

"North Parcel Revised"

A 484.7490 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Nellie D. Mundy Survey No. 246, a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys and a portion of Tract 1, S. J. Larkin Survey No. 269 and being more particularly described by metes and bounds as follows.

BEGINNING at a two inch pipe stamped "EPNG EL 4152 GF 1977" found for the corner common to Nellie D. Mundy Survey No. 243, Nellie D. Mundy Survey No. 246, and Section 10, Block 82, Township 1, Texas and Pacific Railway Company Surveys;

THENCE, leaving the boundary line common to said Survey No. 243 and said Survey No. 246 and following the boundary line common to said Survey No. 246 and said Section 10, South 87°09'10" East, a distance of 2,349.66 feet to a two inch pipe found for the corner common to said Survey No. 246, said Section 10 and Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys for an angle point of the parcel herein described, whence a two inch pipe found for the corner common to said Sections 10 and 9, Section 6, Block 82, Township 1, Texas and Pacific Railway Company Surveys and Laura E. Mundy Survey No. 236 bears North 03°26'26" East, a distance of 5,259.00 feet;

THENCE, leaving boundary line common to said Survey No. 246 and said Section 10 and following the boundary line common to said Survey No. 246 and said Section 9, South 86°29'12" East, a distance of 1,292.46 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described, whence a two inch pipe found for the corner common to said Survey No. 246, said Section 9 and S. J. Larkin Survey No. 269 bears South 86°29'12" East, a distance of 1,498.17 feet;

THENCE, leaving the boundary line common to said Survey No. 246 and said Section 9, North 03°30'48" East, a distance of 800.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described;

THENCE, South 86°48'31" East, a distance of 3,941.88 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the boundary line common to said Section 9 and Section 8, Block 82, Township 1, Texas and Pacific Railway Company Surveys for the northeast corner of the parcel herein described, whence a two inch pipe found for the corner common to said Sections 8 and 9, Sections 6 and 7, Block 82, Township 1, Texas and Pacific Railway Company Surveys bears North 04°45'06" East, a distance of 4,469.85 feet;

THENCE, following the boundary line common to said Section 9 and said Section 8, South 04°45'06" West, a distance of 800.00 feet to a two inch pipe found for the corner common to said Section 9, said Section 8 and said Survey No. 269 for an angle point of the parcel herein described;

THENCE, leaving the boundary line common to said Section 9 and said Section 8 and following the boundary line common to said Section 9 and said Survey No. 269, North 86°43'55" West, a distance of 1,196.09 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the west boundary line of the Franklin Mountain State Park for an angle point of the parcel herein described;

EXHIBIT B

THENCE, leaving the boundary line common to said Section 9 and said Survey 269 and following the west boundary line of the Franklin Mountain State Park, South $03^{\circ}16'05''$ West, distance of 1,784.17 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $66^{\circ}53'32''$ East, a distance of 462.40 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $04^{\circ}03'38''$ West, a distance of 281.69 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the north right-of-way line of Transmountain Drive (Loop 375) for the southeast corner of the parcel herein described;

THENCE, leaving the west boundary line of the Franklin Mountain State Park and following the north right-of-way line of Transmountain Drive, South $88^{\circ}18'42''$ West, a distance of 1,385.51 feet to a TXDOT brass cap right-of-way monument found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, South $70^{\circ}03'51''$ West, at a distance of 267.97 feet pass a TXDOT concrete right-of-way marker found on the boundary line common to said Survey No. 246 and said Survey No. 269 and then continuing along the north right-of-way line of Transmountain Drive for a total distance of 1,590.98 feet to a 60D nail found for the beginning of a non-tangent curve to the right;

THENCE, continuing along the north right-of-way line of Transmountain Drive and following the arc of said non-tangent curve to the right having a radius of 3,928.00 feet, a central angle of $04^{\circ}43'52''$, an arc length of 324.35 feet and whose long chord bears South $77^{\circ}52'56''$ West, a distance of 324.26 feet to a 60D nail found for the end of said non-tangent curve to the right;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North $86^{\circ}00'30''$ West, a distance of 921.90 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North $84^{\circ}35'43''$ West, a distance of 683.92 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North $81^{\circ}16'03''$ West, a distance of 375.21 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North $42^{\circ}10'33''$ West, a distance of 83.08 feet to a TXDOT brass cap right-of-way monument found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North $81^{\circ}16'50''$ West, a distance of 136.23 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, South $78^{\circ}26'40''$ West, a distance of 185.59 feet to a TXDOT brass cap right-of-way monument found

for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 80°52'51" West, a distance of 426.90 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 34°49'03" West, a distance of 34.71 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 79°15'23" West, a distance of 161.75 feet to a TXDOT brass cap right-of-way monument found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, South 55°10'57" West, a distance of 32.97 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 81°16'03" West, a distance of 358.07 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 36°16'03" West, a distance of 35.36 feet to a TXDOT brass cap right-of-way monument found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 81°16'03" West, a distance of 50.00 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, South 63°43'57" West, a distance of 43.59 feet to a 60D nail found for an angle point;

THENCE, continuing along the north right-of-way line of Transmountain Drive, North 81°16'03" West, a distance of 193.95 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the boundary line common to said Survey No. 243 and said Survey No. 246 for the southwest corner of the parcel herein described, whence a two inch pipe found for the corner common to said Survey No. 243, said Survey No. 246, Nellie D. Mundy Survey No. 242 and S. J. Larkin Survey No. 267 bears South 03°14'36" West, a distance of 2,462.87 feet

THENCE, leaving the north right-of-way line of Transmountain Drive and following the boundary line common to said Survey No. 243 and said Survey No. 246, North 03°14'36" East, a distance of 2,806.82 feet to the **POINT OF BEGINNING**;

Said parcel contains 484.7490 acres (21,115,666.1 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

I hereby certify that this description was prepared by me or under my supervision.



Isaac Camacho,
TX. R. P. L. S. No. 5337
Date: January 16, 2013
06425-110 North Parcel Rev2 Desc

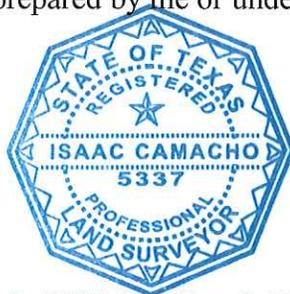
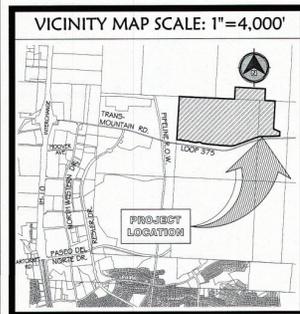
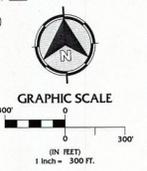


EXHIBIT C



**SECTION 10,
BLOCK 82, TOWNSHIP 1,
TEXAS & PACIFIC RAILWAY
COMPANY SURVEYS**

OWNER:
CITY OF EL PASO
BOOK 1273, PAGE 332,
E.F.C.D.R.



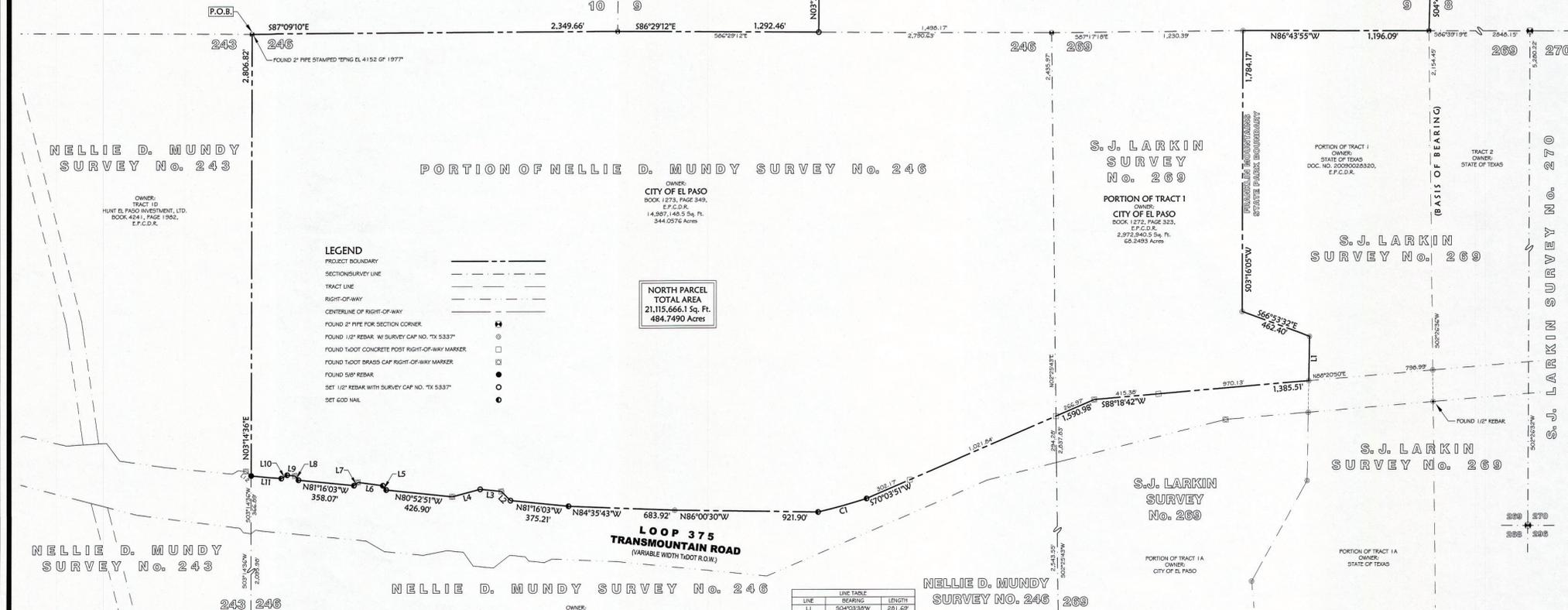
**PORTION OF SECTION 9,
BLOCK 82, TOWNSHIP 1,
TEXAS & PACIFIC RAILWAY
COMPANY SURVEYS**

OWNER:
CITY OF EL PASO
PD NO. X582999 (0000100)

**SECTION 8,
BLOCK 82,
TOWNSHIP 1,
TEXAS & PACIFIC RAILWAY
COMPANY SURVEYS**

OWNER:
STATE OF TEXAS
PD NO. X582999 (0000101)

**PORTION OF SECTION 9
OWNER:
CITY OF EL PASO
PD NO. X582999 (0000100),
3,155,577.1 Sq. Ft.,
77.4481 Acres**



**NORTH PARCEL
TOTAL AREA
21,115,666.1 Sq. Ft.
484,749.0 Acres**

- LEGEND**
- PROJECT BOUNDARY
 - SECTION SURVEY LINE
 - TRACT LINE
 - RIGHT-OF-WAY
 - CENTERLINE OF RIGHT-OF-WAY
 - FOUND 2" PIPE FOR SECTION CORNER
 - FOUND 1/2" REBAR W/ SURVEY CAP NO. TX 5337
 - FOUND 1/4" CONCRETE POST RIGHT-OF-WAY MARKER
 - FOUND 1/4" BRASS CAP RIGHT-OF-WAY MARKER
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH SURVEY CAP NO. TX 5337
 - SET 6"O NAIL

SUPPLEMENTAL NOTES

1. BASIS OF BEARING IS SOUTH 02°52'32" WEST ALONG THE LINE COMMON TO S.J. LARKIN SURVEY NO. 269 AND S.J. LARKIN SURVEY NO. 270. SAID BEARING WAS DETERMINED BY G.P.S. OBSERVATIONS AT THE 2" IRON PIPES FOUND AT THE CORNER COMMON TO SAID SURVEYS NO. 269 AND NO. 270 AND SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS AND AT THE CORNER COMMON TO SAID SURVEYS NO. 269 AND NO. 270 AND S.J. LARKIN SURVEY NO. 269 AND S.J. LARKIN SURVEY NO. 270.
2. SUBJECT PROPERTY IS LOCATED IN ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AND ZONE "C" AREAS OF MINIMAL FLOODING AS DETAILED ON FLOOD INSURANCE RATE MAP PANEL NO. 480214 001 2C, DATED FEBRUARY 5, 1986 AND PANEL NO. 480214 001 7C, DATED FEBRUARY 5, 1986.
3. SUBJECT PROPERTY IS ZONED URP (URBAN RESERVE DISTRICT) AS DESIGNATED AT THE CITY OF EL PASO G.I.S. WEBSITE www.ci-el-paso.com. URBAN RESERVE DISTRICT IS AN AREA THAT HAS DEVELOPMENT VALUE WITH OPEN SPACE OPPORTUNITIES. THE LAND MAY NOT BE AVAILABLE FOR DEVELOPMENT EITHER DUE TO A LACK OF NECESSARY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OR BECAUSE THE LAND IS OWNED BY THE CITY. WHEN DEVELOPMENT IS PROPOSED ON LAND ZONE URD, THE LAND SHALL BE DEVELOPED IN ACCORDANCE WITH PROVISIONS OF TITLE 21 - SMART CODE. PRIOR TO DEVELOPMENT URD PROPERTY WILL BE REZONED TO SMART CODE.
4. NO TITLE COMMITMENT WAS USED FOR THIS SURVEY THEREFORE EASEMENTS MAY EXIST WHERE NONE ARE SHOWN.

REFERENCE DOCUMENTS

1. TAX MAP OF S.J. LARKIN SURVEY NO. 269 AND 269, DATED MAY 06, 2004 FILED IN THE MAP ROOM OF THE EL PASO COUNTY CENTRAL APPRAISAL DISTRICT.
2. CORRECTED FIELD NOTES, CERTIFICATE 7013, OF A RE-SURVEY OF SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AS FILED IN BOOK T.P. 2, PAGE 8 IN THE OFFICE OF THE COUNTY SURVEYOR, EL PASO COUNTY, TEXAS AND DATED OCTOBER 02, 1916.
3. CORRECTED FIELD NOTES, CERTIFICATE 7014, OF A RE-SURVEY OF SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AS FILED IN BOOK T.P. 2, PAGE 9 IN THE OFFICE OF THE COUNTY SURVEYOR, EL PASO COUNTY, TEXAS AND DATED OCTOBER 02, 1916.
4. ZONING ORDINANCE NO. 017550 CHANGING THE ZONES FROM R-3 (RESIDENTIAL) 4 PAD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT).
5. TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL MONUMENT SHEET, CONTROL 2550, SECTION 1, JOB NO. 033 FOR LOOP 375, SHEETS 977 THRU 997, SIGNED AND DATED 09/22/2010 BY ROBERT H. BROWNELL, TX R.F.L.S. NO. 5406.
6. BOUNDARY SURVEY FOR THE PROPOSED FRANKLIN MOUNTAINS STATE PARK PROPERTY OF A PORTION OF TRACT 1, S.J. LARKIN SURVEY NO. 269 AND A PORTION OF TRACT 1A, S.J. LARKIN SURVEY NO. 269, IN PASO COUNTY, TEXAS, PREPARED BY ISAAC CAMACHO, TX R.F.L.S. NO. 9337, DATED 11/15/2008, BOOK 4 BUSTILLOS, INC. JOB NO. 0506-056.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S04°03'30"W | 291.69' |
| L2 | N42°10'33"W | 83.20' |
| L3 | N01°12'00"W | 136.23' |
| L4 | S70°56'40"W | 105.59' |
| L5 | N34°49'33"W | 34.71' |
| L6 | S79°52'33"W | 161.79' |
| L7 | S55°10'57"W | 32.97' |
| L8 | N36°11'03"W | 35.36' |
| L9 | N01°11'03"W | 50.02' |
| L10 | S63°43'37"W | 43.59' |
| L11 | N87°11'03"W | 183.95' |
| L12 | N42°10'37"W | 43.63' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CH. BRNG. | CHORD |
|-------|----------|---------|-----------|------------|---------|
| CI | 3326.02' | 324.35' | 04°43'52" | 577°25'56" | 324.26' |

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF TEXAS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Isaac Camacho 02/04/2013
ISAAC CAMACHO, TX R.F.L.S. NO. 5337

ISAAC CAMACHO
SURVEYOR GENERAL

"NORTH PARCEL" BOUNDARY SURVEY

A PORTION OF SECTION 9, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, A PORTION OF TRACT 1, S.J. LARKIN SURVEY NO. 269 AND A PORTION OF NELLIE D. MUNDY SURVEY NO. 246, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

| | | | | |
|--|-------------------|----------------|-------------------|------------------|
| DRAWN BY: J.M. | APPROVED BY: I.C. | SCALE: 1"=300' | JOB NO. 06425-110 | DATE: 08-21-2012 |
| <p>ADDED A PORTION OF SECTION 9, BLOCK 82, TOWNSHIP 1, T.M.P. CO. SVY. DATE: 10-31-12 SHEET 1 OF 1</p> <p>EXTENDED PORTION IN SECTION 9 TO EAST SECTION LINE DATE: 01-16-13 OF 1</p> <p>ADDED TIES TO FOUND 2-INCH PIPES AT THE NE AND NW CORNER OF SEC. 9 DATE: 02-14-13 OF 1</p> | | | | |

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TOPIC REG. NO. F-737

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockandbustillos.com
PH (915) 542-4900
FAX (915) 542-2667

EXHIBIT D



BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBPE Reg No. F-737
TBPS Reg No. 101314-00

METES AND BOUNDS DESCRIPTION *"South Parcel"*

A 1,175.2332 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as all of S. J. Larkin Survey No. 267, a portion of Nellie D. Mundy Survey No. 246, a portion of Tract 1, S. J. Larkin Survey No. 268 and a portion of Tract 1A, S. J. Larkin Survey No. 269 and being more particularly described by metes and bounds as follows.

BEGINNING at a two inch pipe found for the corner common to Nellie D. Mundy Survey No. 242, Nellie D. Mundy Survey No. 243, Nellie D. Mundy Survey No. 246 and S. J. Larkin Survey No. 267, whence a two inch pipe found for the corner common to Nellie D. Mundy Survey No. 246, S. J. Larkin Survey No. 267, S. J. Larkin Survey No. 268 and S. J. Larkin Survey No. 269 bears South $86^{\circ}45'05''$ East, a distance of 5,215.19 feet;

THENCE, leaving the corner common to said Surveys 242, 243, 246 and 267 and following the boundary line common to said Survey No. 243 and said Survey No. 246, North $03^{\circ}14'36''$ East, a distance of 2,095.98 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the south right-of-way line of Transmountain Road for the northwest corner of the parcel herein described;

THENCE, leaving the boundary line common to said Survey No. 243 and said Survey No. 246 and following the south right-of-way line of Transmountain Road, North $55^{\circ}23'45''$ East, a distance of 35.27 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $79^{\circ}35'55''$ East, a distance of 71.16 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 642.73 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $57^{\circ}02'23''$ East, a distance of 136.46 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 250.00 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, North $82^{\circ}23'04''$ East, a distance of 156.32 feet to a TXDOT brass cap right-of-way marker found for an angle point;

EXHIBIT D

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 106.38 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $32^{\circ}28'31''$ East, a distance of 107.68 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 130.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

THENCE, following the south right-of-way line of Transmountain Road, North $55^{\circ}33'40''$ East, a distance of 132.38 feet to a 5/8 inch rebar found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 101.14 feet to a 5/8 inch rebar found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $36^{\circ}16'03''$ East, a distance of 35.36 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}16'03''$ East, a distance of 100.00 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, North $68^{\circ}43'57''$ East, a distance of 54.24 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, South $84^{\circ}35'43''$ East, a distance of 424.54 feet to a TXDOT brass cap right-of-way marker found for an angle point

THENCE, continuing along the south right-of-way line of Transmountain Road, South $81^{\circ}15'55''$ East, a distance of 963.99 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, North $70^{\circ}02'58''$ East, a distance of 1,541.74 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, North $79^{\circ}09'57''$ East, at a distance of 457.72 feet pass the boundary line common to said Survey No.

246 and said Survey No. 269 and at a total distance of 1,577.33 feet to a TXDOT brass cap right-of-way marker found for an angle point;

THENCE, continuing along the south right-of-way line of Transmountain Road, North $88^{\circ}20'50''$ East, a distance of 534.70 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the west boundary line of the Franklin Mountain State Park for the northeast corner of the parcel herein described;

THENCE, leaving the south right-of-way line of Transmountain Road and following the west boundary line of the Franklin Mountain State Park, South $04^{\circ}03'38''$ West, a distance of 433.55 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $32^{\circ}20'05''$ West, a distance of 732.48 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $02^{\circ}05'16''$ East, a distance of 1,612.20 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $54^{\circ}16'59''$ East, at a distance of 339.22 feet pass the boundary line common to said Survey No.268 and said survey No. 269 and at a total distance of 845.27 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $14^{\circ}56'05''$ East, a distance of 167.25 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $30^{\circ}55'09''$ West, a distance of 832.74 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $02^{\circ}35'46''$ East, a distance of 1,722.39 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $32^{\circ}07'07''$ East, a distance of 750.08 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $02^{\circ}41'51''$ West, a distance of 138.19 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

EXHIBIT D

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $33^{\circ}01'27''$ West, a distance of 718.44 feet to a 1/2 inch rebar with survey cap No. TX 5337 found for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park, South $70^{\circ}15'20''$ West, a distance of 2,123.68 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the line boundary line common to said Survey No. 268 and said Survey No. 267 for an angle point;

THENCE, continuing along the west boundary line of the Franklin Mountain State Park and the boundary line common to said Survey No. 268 and said Survey No 267, South $02^{\circ}42'36''$ West, a distance of 187.51 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the boundary line common to said Survey No. 268, said Survey No. 267 and S. J. Larkin Survey No. 266 for the southeast corner of the parcel herein described;

THENCE, leaving the boundary line common to said Survey No. 268 and said Survey No. 267 and following the boundary line common to said Survey No. 267 and said Survey No. 266, North $86^{\circ}45'02''$ West, a distance of 5,262.60 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the line boundary line common to said Survey No. 242 and said Survey No. 267 for the southwest corner of the parcel herein described;

THENCE, leaving the boundary line common to said Survey No. 267 and said Survey No. 266 and following the boundary line common to said Survey No. 242 and said Survey No. 267, North $03^{\circ}13'31''$ East, a distance of 5,271.93 feet the **POINT OF BEGINNING**;

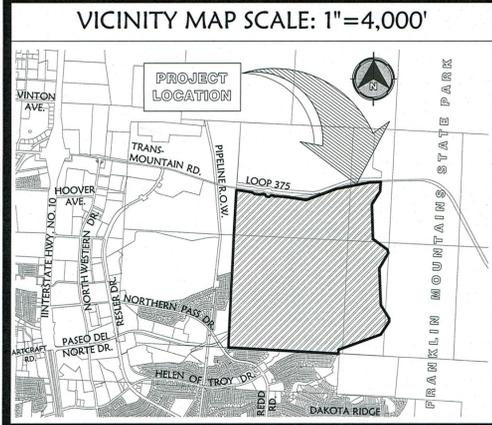
Said parcel contains 1,175.2332 acres (51,193,157.1 square feet), more or less, and being subject to all easements of record.

I hereby certify that this description was prepared by me or under my supervision.



Isaac Camacho,
TX. R. P. L. S. No. 5337
Date: January 16, 2013
06425-110 South Parcel Desc





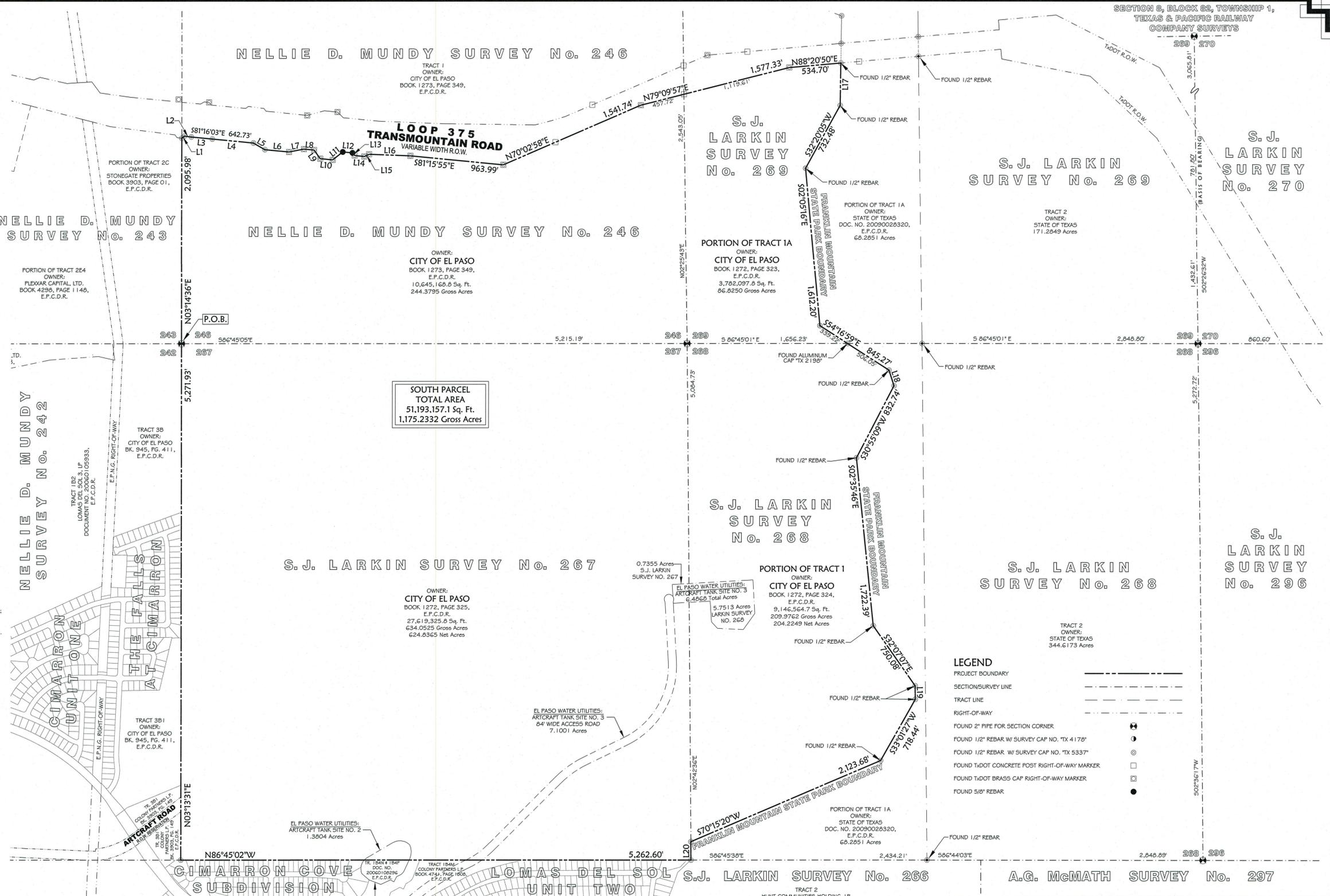
| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N53°23'42"E | 35.27' |
| L2 | S79°35'55"E | 71.16' |
| L3 | S61°16'03"E | 217.17' |
| L4 | S61°16'03"E | 425.56' |
| L5 | S57°02'23"E | 136.46' |
| L6 | S61°16'03"E | 250.00' |
| L7 | N82°23'04"E | 156.32' |
| L8 | S61°16'03"E | 106.38' |
| L9 | S32°28'31"E | 107.65' |
| L10 | S61°16'03"E | 130.00' |
| L11 | N55°33'40"E | 132.38' |
| L12 | S61°16'03"E | 101.14' |
| L13 | S36°16'03"E | 35.36' |
| L14 | S61°16'03"E | 100.00' |
| L15 | N69°43'57"E | 54.24' |
| L16 | S54°33'43"E | 424.54' |
| L17 | S04°03'38"W | 433.55' |
| L18 | S14°56'05"E | 167.25' |
| L19 | S02°41'51"W | 138.19' |
| L20 | S02°42'36"W | 187.51' |

SUPPLEMENTAL NOTES

1. BASIS OF BEARING IS SOUTH 02°26'32" WEST ALONG THE LINE COMMON TO S.J. LARKIN SURVEY NO. 269 AND S.J. LARKIN SURVEY NO. 270. SAID BEARING WAS DETERMINED BY G.P.S. OBSERVATIONS AT THE 2" IRON PIPES FOUND AT THE CORNER COMMON TO SAID SURVEYS NO. 269 AND NO. 270 AND SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS AND AT THE CORNER COMMON TO SAID SURVEYS NO. 269 AND NO. 270 AND S.J. LARKIN SURVEY NO. 269 AND S.J. LARKIN SURVEY NO. 296.
2. SUBJECT PROPERTY IS LOCATED IN ZONE "A2" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AND ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETAILED ON CITY OF EL PASO, EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP PANEL NO. 480214 0012C, DATED FEBRUARY 5, 1986 AND PANEL NO. 480214 0017C, DATED FEBRUARY 5, 1986.
3. SUBJECT PROPERTY IS ZONED "URD" (URBAN RESERVE DISTRICT) AS DESIGNATED BY THE CITY OF EL PASO G.I.S. WEBSITE www.pdmnaps.com. URBAN RESERVE DISTRICT IS AN AREA THAT HAS DEVELOPMENT VALUE WITH OPEN SPACE OPPORTUNITIES. THE LAND MAY NOT BE AVAILABLE FOR DEVELOPMENT EITHER DUE TO A LACK OF NECESSARY INFRASTRUCTURE TO SUPPORT DEVELOPMENT OR BECAUSE THE LAND IS OWNED BY THE CITY. WHEN DEVELOPMENT IS PROPOSED ON LAND ZONED URD, THE LAND SHALL BE DEVELOPED IN ACCORDANCE WITH PROVISIONS OF TITLE 21-SMART CODE. PRIOR TO DEVELOPMENT URD PROPERTY WILL BE REZONED TO SMART CODE.
4. THE PARCELS SHOWN FOR TANKS SITES NO. 2, 4, 3 AND FOR THE 84' WIDE ACCESS ROAD CONTAIN EXISTING IMPROVEMENTS. HOWEVER, THE THREE PARCELS HAVE NOT BEEN FORMALLY SUBDIVIDED FROM SURVEYS NO. 267 & 268.

REFERENCE DOCUMENTS

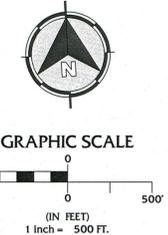
1. TAX MAP OF S.J. LARKIN SURVEY NO. 269 AND 268, DATED MAY 06, 2004 FILED IN THE MAP ROOM OF THE EL PASO COUNTY CENTRAL APPRAISAL DISTRICT.
2. CORRECTED FIELD NOTES, CERTIFICATE 7013, OF A RE-SURVEY OF SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AS FILED IN BOOK T.P. 2, PAGE 8 IN THE OFFICE OF THE COUNTY SURVEYOR, EL PASO COUNTY, TEXAS AND DATED OCTOBER 02, 1916.
3. CORRECTED FIELD NOTES, CERTIFICATE 7014, OF A RE-SURVEY OF SECTION 8, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AS FILED IN BOOK T.P. 2, PAGE 9 IN THE OFFICE OF THE COUNTY SURVEYOR, EL PASO COUNTY, TEXAS AND DATED OCTOBER 02, 1916.
4. ZONING ORDINANCE NO. 017550 CHANGING THE ZONES FROM R-3 (RESIDENTIAL) & PWD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT).
5. TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CONTROL MONUMENT SHEET, CONTROL 2552, SECTION 1, JOB NO. 033 FOR LOOP 375, SHEETS 977 THRU 987, SIGNED AND DATED 09/22/2010 BY ROBERT H. BRIDWELL, TX. R.P.L.S. NO. 5406.
6. BOUNDARY SURVEY FOR THE PROPOSED FRANKLIN MOUNTAINS STATE PARK PROPERTY OF A PORTION OF TRACT 1, S.J. LARKIN SURVEY NO. 266 AND A PORTION OF TRACT 1A, S.J. LARKIN SURVEY NO. 269, EL PASO COUNTY, TEXAS, PREPARED BY ISAAC CAMACHO, TX. R.P.L.S. NO. 5337, DATED 11/15/2008, BROCK & BUSTILLOS, INC. JOB NO. 05896-036.
7. LOMAS DEL SOL SUBDIVISION UNIT TWO PLAT FILED IN BOOK 80, PAGE 30 & 30A OF THE EL PASO COUNTY PLAT RECORDS.
8. CIMARRON COVE SUBDIVISION PLAT FILED AS DOCUMENT NO. 20100054234 OF THE EL PASO COUNTY PLAT RECORDS.
9. THE FALLS AT CIMARRON UNIT ONE SUBDIVISION PLAT FILED AS DOCUMENT NO. 20110072234 OF THE EL PASO COUNTY PLAT RECORDS.
10. PLAT OF SURVEY OF A 1.380 ACRE PORTION OF S.J. LARKIN SURVEY NO. 267, EL PASO, EL PASO COUNTY, TEXAS, PREPARED BY ROBERT SEIFEL ASSOCIATES, INC., FILE NO. 05-0063D, DATED 09-22-06.
11. PLAT OF SURVEY OF A 6.487 ACRE PORTION OF S.J. LARKIN SURVEY NO. 267 & 268, EL PASO, EL PASO COUNTY, TEXAS, PREPARED BY ROBERT SEIFEL ASSOCIATES, INC., FILE NO. 05-0063C, DATED 01-04-07.
12. PLAT OF SURVEY OF A 2.328 ACRE PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS, PREPARED BY ROBERT SEIFEL ASSOCIATES, INC., FILE NO. 05-0063D, DATED 01-23-07.
13. PLAT OF SURVEY OF A 7.099 ACRE PORTION OF S.J. LARKIN SURVEY NO. 267, EL PASO, EL PASO COUNTY, TEXAS, PREPARED BY ROBERT SEIFEL ASSOCIATES, INC., FILE NO. 05-0063E, DATED 07-16-08.



SOUTH PARCEL TOTAL AREA
51,193.157.1 Sq. Ft.
1,175.2332 Gross Acres

LEGEND

| | |
|--|-----|
| PROJECT BOUNDARY | --- |
| SECTION SURVEY LINE | --- |
| TRACT LINE | --- |
| RIGHT-OF-WAY | --- |
| FOUND 2" PIPE FOR SECTION CORNER | ⊙ |
| FOUND 1/2" REBAR W/ SURVEY CAP NO. "TX 4178" | ⊙ |
| FOUND 1/2" REBAR W/ SURVEY CAP NO. "TX 5337" | ⊙ |
| FOUND 1/2"OD CONCRETE POST RIGHT-OF-WAY MARKER | □ |
| FOUND 1/2"OD BRASS CAP RIGHT-OF-WAY MARKER | ⊙ |
| FOUND 5/8" REBAR | ● |



CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF TEXAS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Isaac Camacho 01/16/2013
ISAAC CAMACHO, TX. R.P.L.S. NO. 5337

"SOUTH PARCEL" BOUNDARY SURVEY

ALL OF S.J. LARKIN SURVEY NO. 267, A PORTION OF TRACT 1, S.J. LARKIN SURVEY NO. 268, A PORTION OF TRACT 1A, S.J. LARKIN SURVEY NO. 269 AND A PORTION OF NELLIE D. MUNDY SURVEY NO. 246, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

| | |
|-------------------|------------------|
| DRAWN BY: J.M. | DATE: |
| APPROVED BY: I.C. | DATE: |
| SCALE: 1"=500' | DATE: 08-22-2012 |
| JOB NO. 06425-110 | |

REVISION: _____

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBP REG. NO. F-737

417 EXECUTIVE CENTER, EL PASO, TEXAS 79902
www.brockbustillos.com
PH (915) 542-4892
FAX (915) 542-2627

Jan 16, 2013 3:52:44pm CADD: \\BROCK-BUSTILLOS\LAND SURVEYING\2012\11-10-12\05-0063E-11-01-12\05-0063E-11-01-12\LAND SURVEY\2012\05-0063E-11-01-12.dwg

EXHIBIT F



Illustrative rendering showing the surrounding natural areas as amenities for development at the edge of the neighborhood.

SMARTCODE APPLICATION

EL PASO, TEXAS

CODE OF ORDINANCES
TITLE 21 APPLICATION

TRANSMOUNTAIN CORRIDOR
& NORTHWEST REGULATING
PLAN

NEW COMMUNITY -
TRADITIONAL NEIGHBORHOOD
DEVELOPMENT

PREPARED FOR THE CITY OF EL PASO,
CITY DEVELOPMENT DEPARTMENT

JANUARY 15, 2013

EXHIBIT F

TABLE OF CONTENTS

| | | |
|--------------------------|---------|---|
| <input type="checkbox"/> | Page 2 | TABLE OF CONTENTS |
| <input type="checkbox"/> | Page 3 | CODE COMPLIANCE CHECKLIST |
| <input type="checkbox"/> | Page 4 | EXISTING ZONING |
| <input type="checkbox"/> | Page 5 | AERIAL |
| <input type="checkbox"/> | Page 6 | ILLUSTRATIVE PLAN |
| <input type="checkbox"/> | Page 7 | SITE PLAN |
| <input type="checkbox"/> | Page 8 | TRANSECT ZONE ALLOCATION |
| <input type="checkbox"/> | Page 10 | MAXIMUM BLOCK SIZE |
| <input type="checkbox"/> | Page 12 | CIVIC SPACE |
| <input type="checkbox"/> | Page 14 | PLAYGROUNDS |
| <input type="checkbox"/> | Page 16 | DENSITY CALCULATIONS |
| <input type="checkbox"/> | Page 18 | THOROUGHFARE NETWORK |
| <input type="checkbox"/> | Page 20 | THOROUGHFARE ASSEMBLIES |
| <input type="checkbox"/> | Page 22 | SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES |
| <input type="checkbox"/> | Page 24 | PEDESTRIAN AND BICYCLE NETWORK |
| <input type="checkbox"/> | Page 26 | SPECIAL REQUIREMENTS |
| <input type="checkbox"/> | Page 28 | SPECIAL REQUIREMENTS - A/B GRID |
| <input type="checkbox"/> | Page 30 | BLACK AND WHITE REGULATING PLAN FOR RECORDING |
| <input type="checkbox"/> | Page 32 | SPECIAL DISTRICT REQUIREMENTS |

WARRANT / VARIANCE REQUESTS

- None requested

PROJECT TEAM

Dover, Kohl & Partners

Town Planning

Victor Dover

Jason King

Pamela Stacy

Andrew Georgiadis

Justin Falango

Chris Podstawski

Kenneth Garcia

James Dougherty

Eduardo Castillo

The Street Plans Collaborative

Coding

Anthony Garcia

Mike Lydon

CEA Group

Texas Planning

Jorge L. Azcarate

Jorge Grajeda

Urban Advantage

Illustrations

Steve Price

Hall Planning & Engineering

Transportation Planning

Rick Hall

Criterion Planners

Scenario Planning

Eliot Allen

Josh Ahmann

EXHIBIT F

CODE COMPLIANCE CHECKLIST

- New Community
- Infill Community

- Black & White Site Plan
- Legal Description

- Regulating Plans
- Transect Zones/Density
- Civic Zones
- Playgrounds
- Special Districts *(if any)*
- Special Requirements *(if any)*
- Thoroughfare Network
- Block Network/Size

- Additional Required Information
- Request for warrant or variance
- Proof of Notice

Per Section 21.10.040 - Process, General to all Plans. *(Municode last updated June 5, 2012)*

- A. Any property to be developed under this code must be part of an approved new community plan or an infill plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this title respectively.
- B. Any property to be developed under this title must be zoned "SmartCode Zone." The rezoning application shall include the following:
 - 1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;
 - 2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:
 - a. For new community plans. A map or set of maps showing:
 - (1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
 - (2) Special districts if any; (Section 21.30.060
 - (3) Special requirements if any; (Section 21.30.090
 - (4) The thoroughfare networks and block layout; and
 - (5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.
 - b. For infill community scale plans. A map or set of maps showing the following:
 - (1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;
 - (2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
 - (3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);
 - (4) Special districts, if any (Section 21.40.050);
 - (5) Special requirements, if any (Section 21.40.070); and
 - (6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;
 - 3. Any requests for warrants or variances; and
 - 4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

COMMUNITY TYPE

Per Sec. 21.30.020 - Sequence of community design for New and Infill Communities,

"Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities."

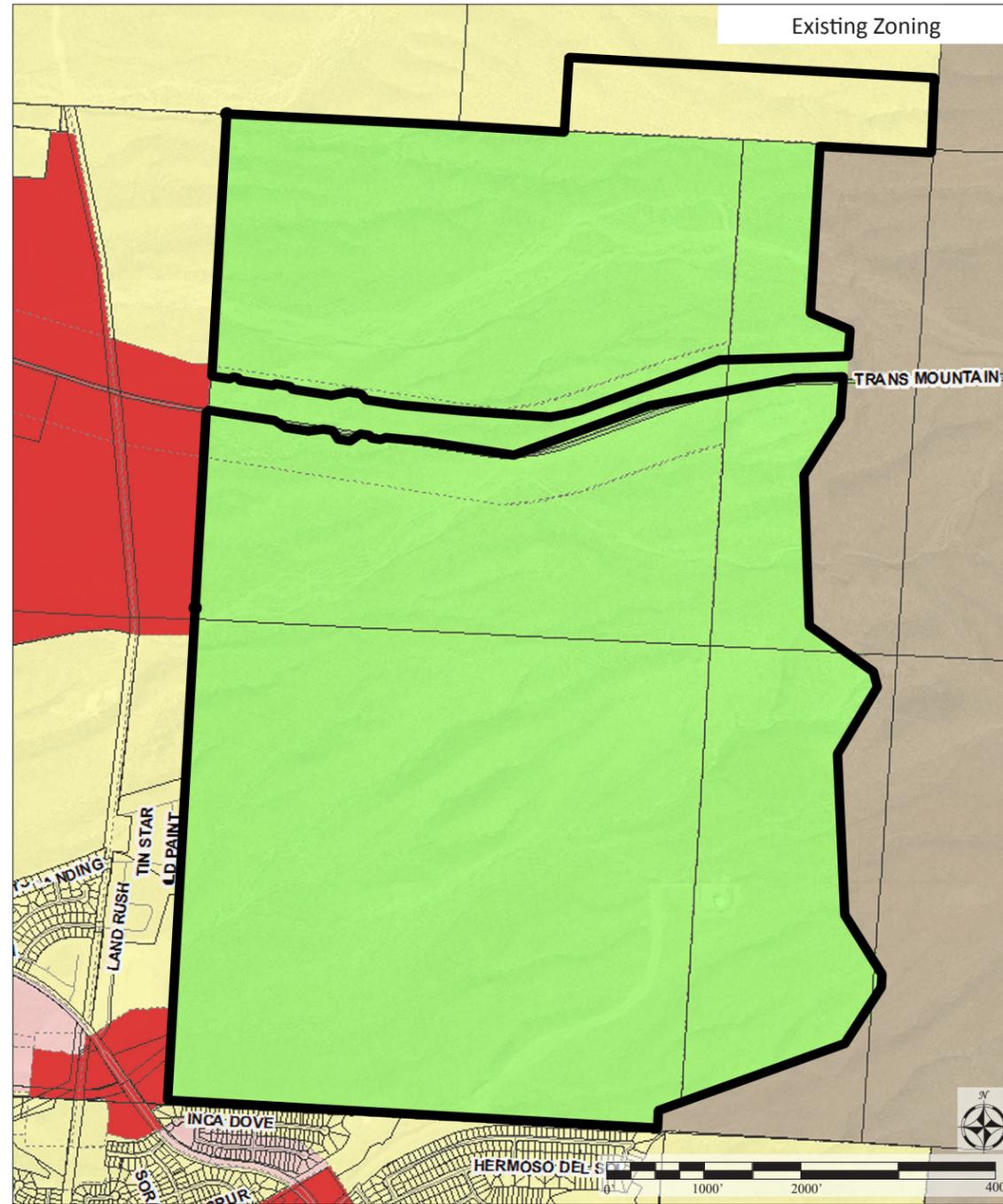
Indicate the applicable Community Type:

- Infill TND** (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.
- Infill RCD** (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
- Infill TOD** (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).
- New Community Clustered Land Development** (CLD). Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
- New Community Traditional Neighborhood Development** (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.
- New Community Regional Center Development** (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
- New Community Transit-Oriented Development** (TOD) Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

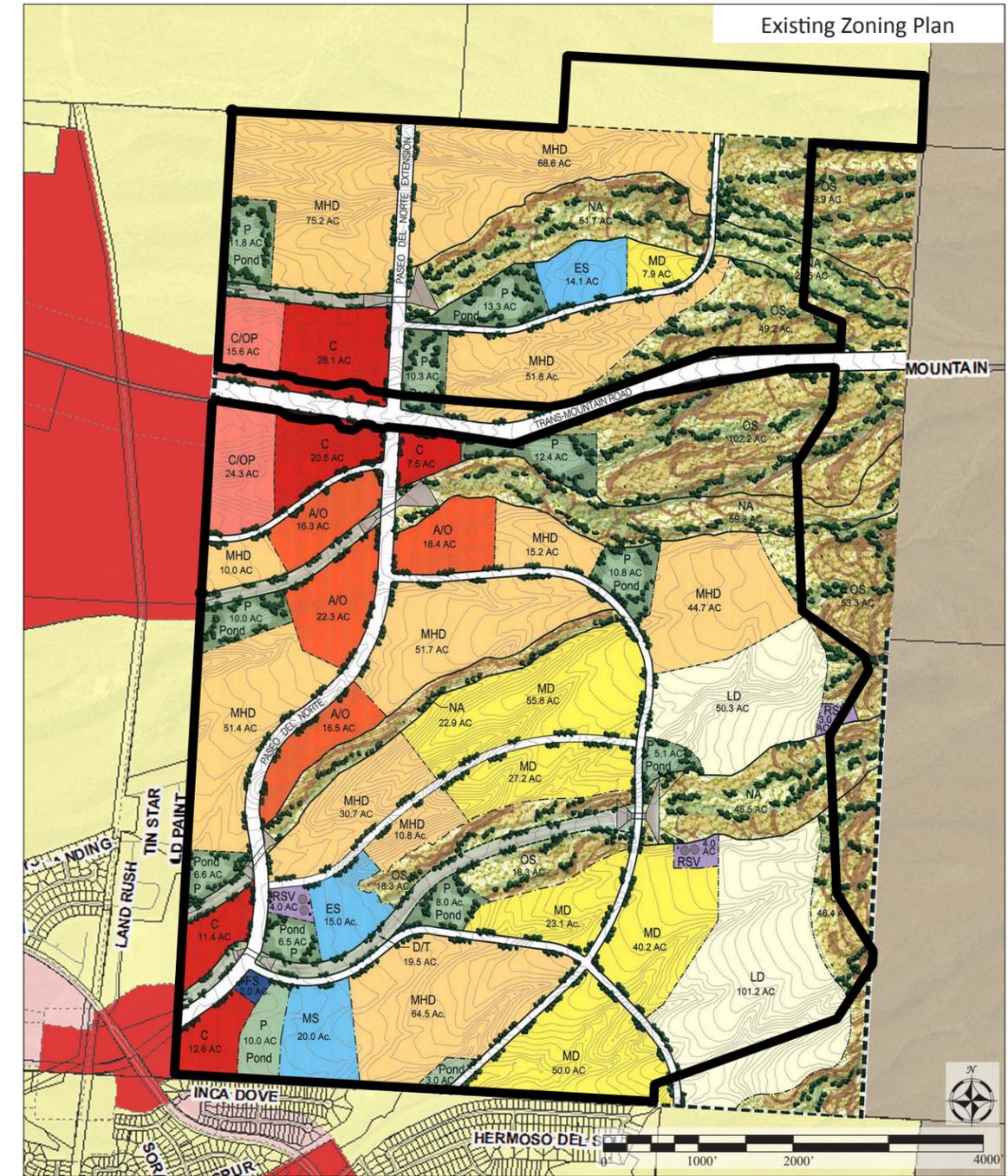
EXHIBIT F

EXISTING ZONING MAP

Compliant with §21.10.040 (B)(1), the legal description of the properties are attached to this application.

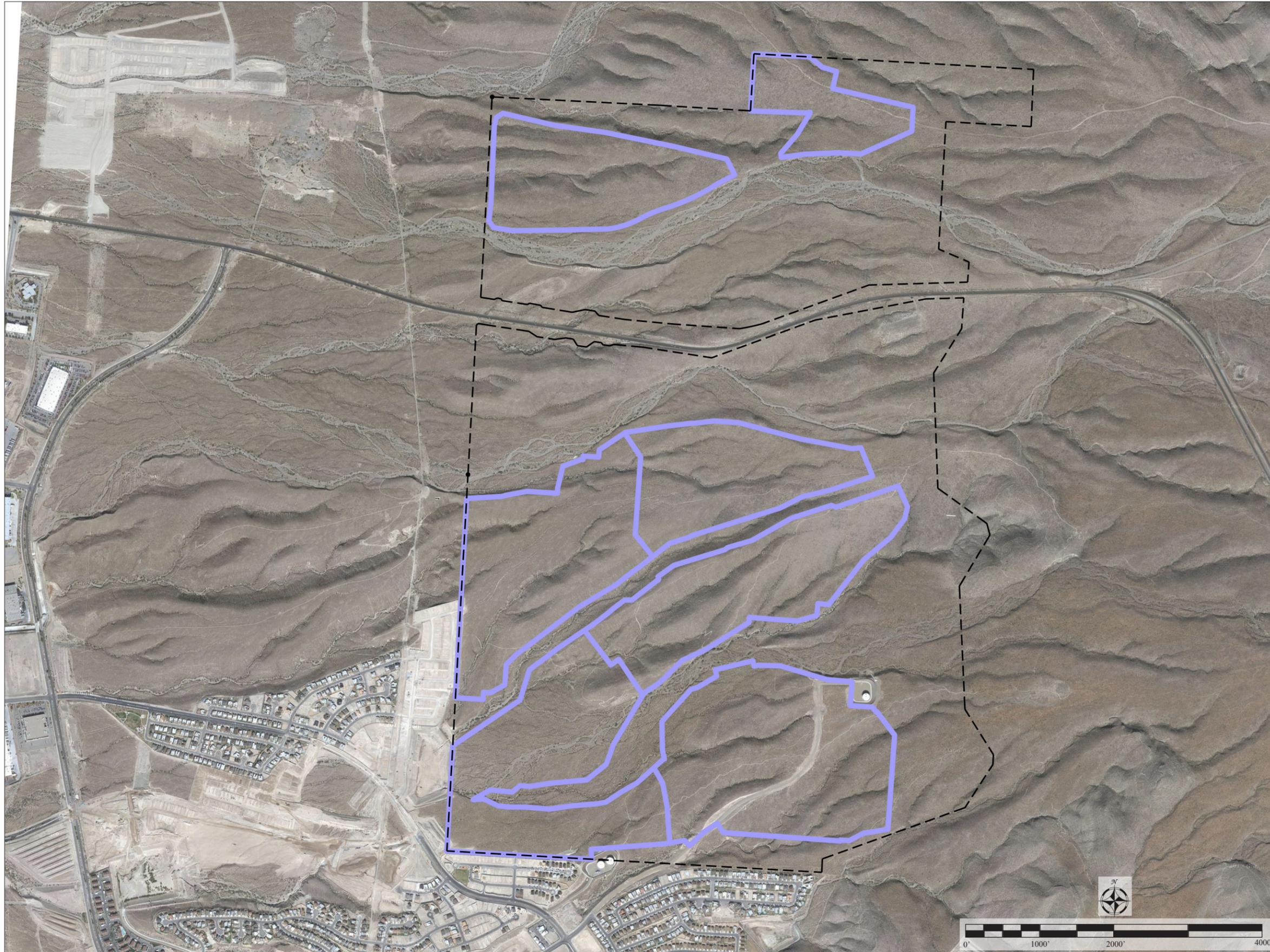


- Zoning Districts
- Urban Reserve District
 - Commercial (C-1, C-3, C-4)
 - Light Industrial (M-1)
 - Apartment / Office (A-0-C)
 - Residential (R-3)
 - Planned Mountain Development (PMD)
 - Application Boundary



- Commercial (C)
- Commercial / Office Park (C/OP)
- Apartment / Offices (A/O)
- Medium / High Density Residential (MHD)
- Medium Density Residential (MD)
- Low Density Residential (LD)
- Fire Station (FS)
- School (ES / MS)
- Park / Pond
- Open Space (OS)
- Natural Arroyo (NA)
- Drainage / Trail
- Reservoir (RSV)
- Commercial (C-1, C-3, C-4)
- Light Industrial (M-1)
- Apartment / Office (A-0-C)
- Residential (R-3)
- Planned Mountain Development (PMD)
- Application Boundary

EXHIBIT F



AERIAL

■ Compliant with §21.10.040 (B)(4)

Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

— Application Boundary
— New Community Boundary

EXHIBIT F

ILLUSTRATIVE PLAN

The plan builds incrementally from the intersection of Paseo Del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, workplaces, entertainment and civic uses. The plan is organized around a series of inviting, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

General Recommendations

- A** Primary street connections link the neighborhoods.
- B** Service alleys provide access to parking, utilities and trash pick up.
- C** Street trees provide shade and enhance the pedestrian experience.
- D** Memorable meeting places provide a sense of identity for the community.
- E** Civic buildings front greens.
- F** Parking is hidden from the pedestrian realm by liner buildings.
- G** Arroyos are treated as a public amenity.
- H** A new road provides a connection to Franklin Mountains State Park.

- Development Area
- Civic Buildings
- Greens
- Thoroughfares
- Application Boundary

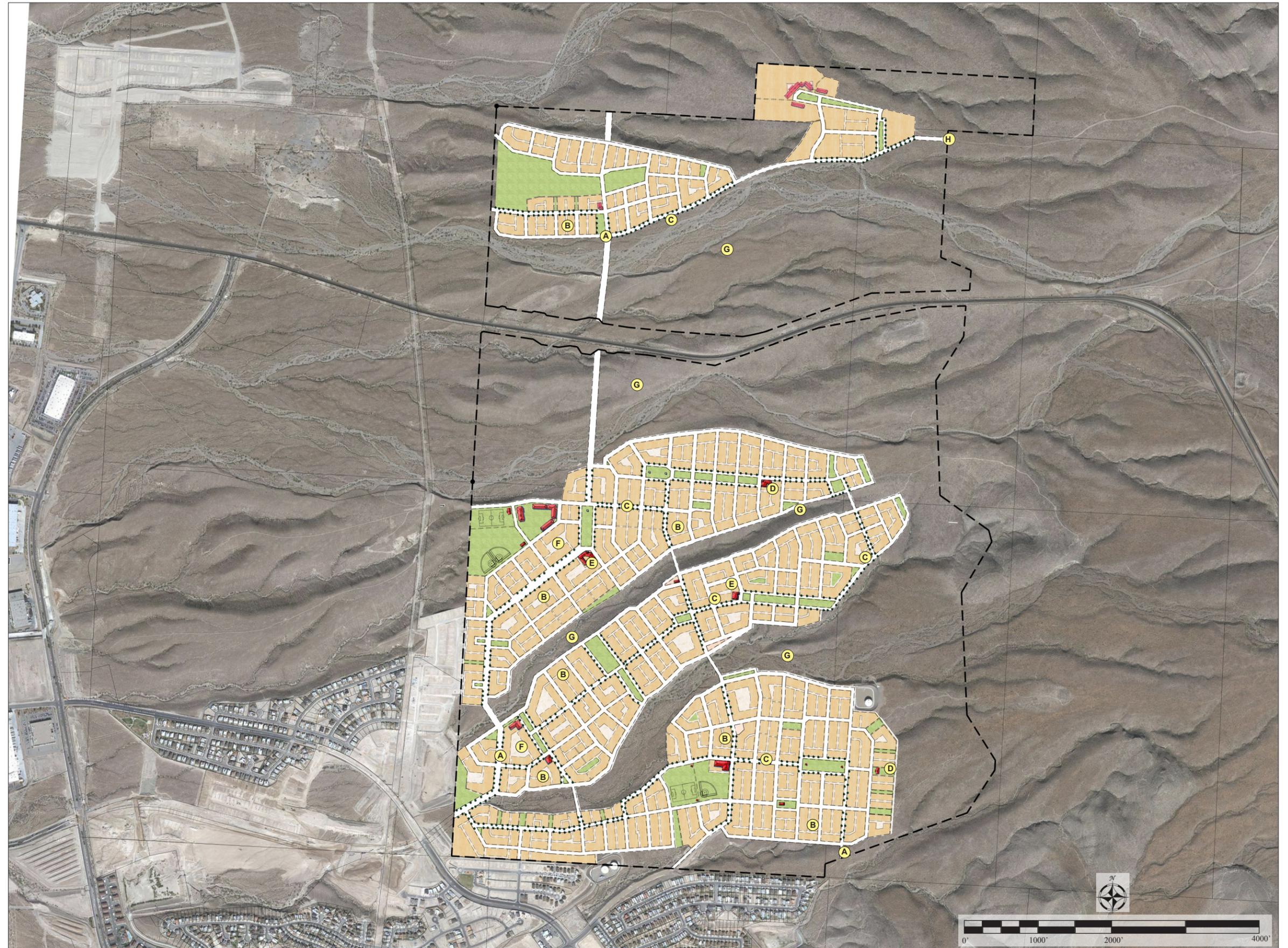


EXHIBIT F



SITE PLAN

- Compliant with §21.10.040 (B)(1) requiring black and white site plan.
- Identify application type (See Project Data)
- Identify Community Type and boundaries based on Pedestrian Shed. (See Project Data)

Pedestrian shed requirements for an New Communities are set forth in Sections §21.30.030

For New Community TNDs: "A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres." §21.30.030(B)(1)

PROJECT DATA

| | |
|------------------------------|--|
| PROJECT NAME: | Transmountain Corridor & Northwest Regulating Plan |
| Application Type: | New Community |
| Total Site Area: | 1,658.98 Acres |
| New Community Boundary Area: | 751.5 Acres |
| TND 1 Area: | 156.4 Acres |
| L-TND 2 Area: | 133.3 Acres |
| TND 3 Area: | 114.9 Acres |
| TND 4 Area: | 87.0 Acres |
| L-TND 5 Area: | 127.5 Acres |
| TND 6 Area: | 88.4 Acres |
| SD 7 Area (Northwest Park): | 44.0 Acres |

- Proposed Rights-of-Way
- Pedestrian Shed
- Application Boundary
- New Community Boundary

EXHIBIT F

TRANSECT ZONE ALLOCATION

-  Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14 (A).
-  Compliance with the requirement that areas outside the Pedestrian Sheds (Community Boundaries) are T1, T2, T3, a special district or civic space per §21.30.020 (G).

(Continued next page)

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

KEY:

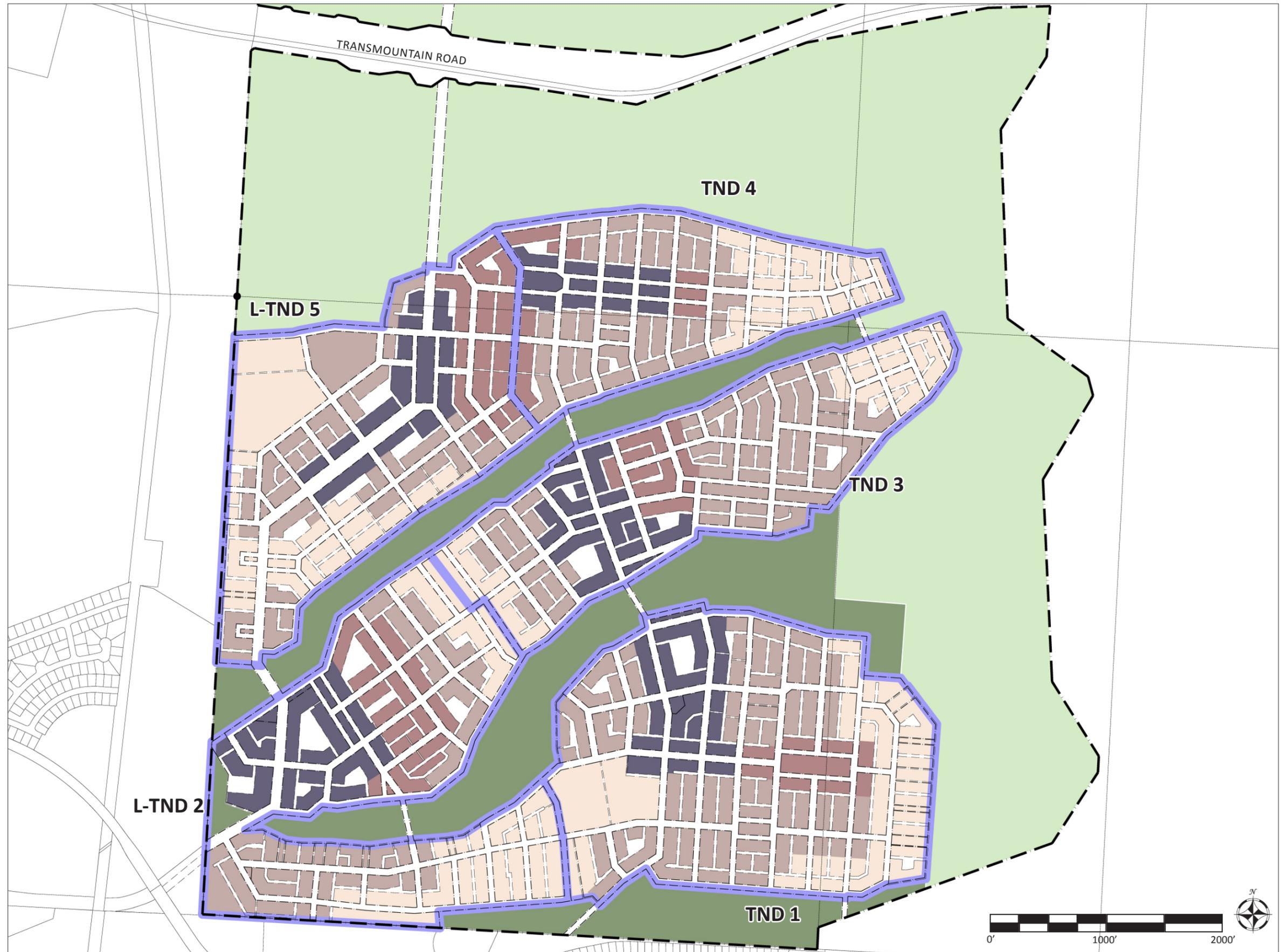
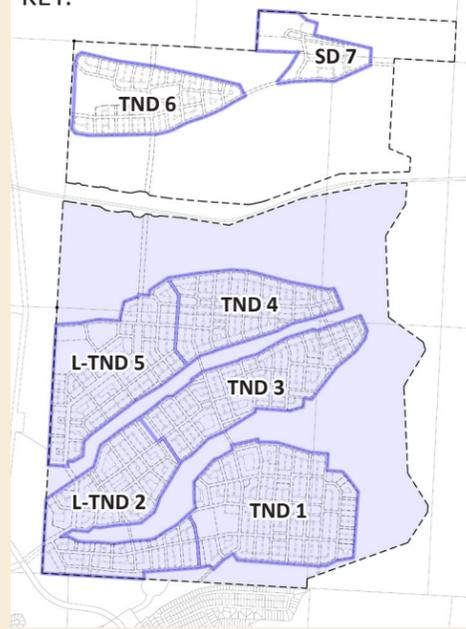
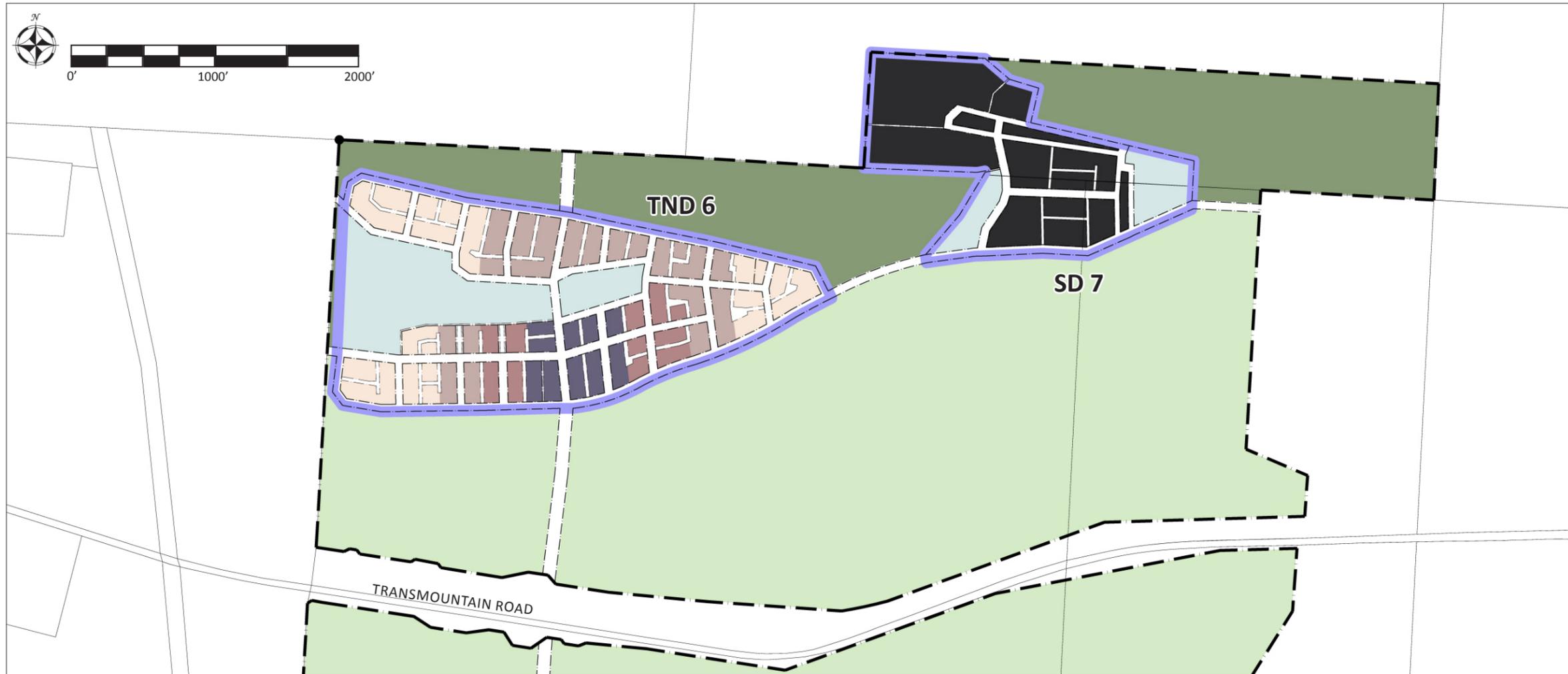


EXHIBIT F



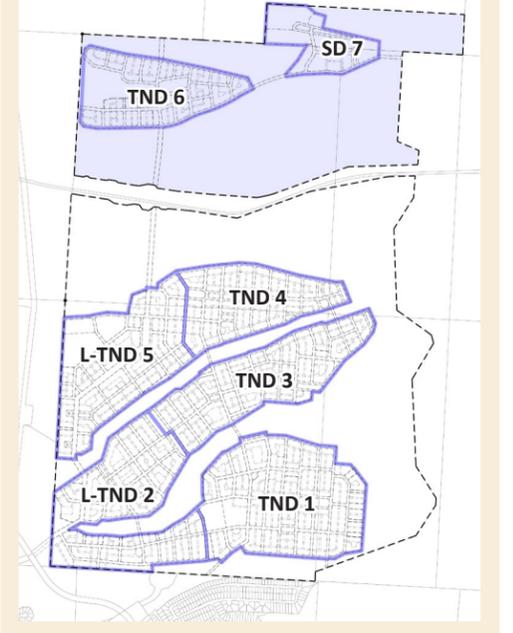
TRANSECT ZONE ALLOCATION

Compliance with stream buffers and thoroughfare crossings as set forth in §21.30.100(E)(2).

“The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan.”

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



Note: “TND Area” is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.

| TRANSECT ZONE ALLOCATION TABLE | | | | | | | | | | | | | |
|----------------------------------|---------------------|--------------|--------------|------------|---------------------|------------|---------------------|--------------|------------------------|------------|---------------------|------------|---------------|
| | SD SPECIAL DISTRICT | T1 NATURAL | T2 RURAL | | T3 SUB-URBAN | | T4 GENERAL URBAN | | | | T5 URBAN CENTER | | TOTAL |
| | Area (Acres) | Area (Acres) | Area (Acres) | % TND Area | Area (Acres) | % TND Area | T4 (Acres) | T4-O (Acres) | T4 + T4-O Area (Acres) | % TND Area | Area (Acres) | % TND Area | Area (Acres) |
| Requirement | no minimum | no minimum | no minimum | | 10%-30% of TND Area | | 30%-60% of TND Area | | | | 10%-30% of TND Area | | |
| TND 1 | - | - | - | - | 45.6 | 29% | 74.8 | 11.1 | 85.9 | 55% | 24.9 | 16% | 156.4 |
| TND 2 | - | 3.1 | - | - | 37.1 | 28% | 40.9 | 22.2 | 63.1 | 48% | 30.0 | 22% | 133.3 |
| L-TND 3 | - | - | - | - | 23.0 | 20% | 56.4 | 11.8 | 68.2 | 59% | 23.7 | 21% | 114.9 |
| TND 4 | - | - | - | - | 23.4 | 27% | 39.9 | 10.2 | 50.1 | 58% | 13.5 | 15% | 87.0 |
| TND 5 | - | - | - | - | 38.1 | 30% | 45.6 | 20.4 | 66.0 | 52% | 23.4 | 18% | 127.5 |
| L-TND 6 | - | 22.5 | - | - | 22.9 | 26% | 23.0 | 10.0 | 33.0 | 37% | 10.0 | 11% | 88.4 |
| SD 7 (NORTHWEST PARK) | 36.0 | 8.0 | - | - | - | - | - | - | - | - | - | - | 44.0 |
| OUTSIDE NEW COMMUNITY BOUNDARIES | - | 908.5 | - | - | - | - | - | - | - | - | - | - | 908.5 |
| TOTAL FOR SITE | 35.8 | 942.2 | - | - | 190.1 | - | 280.6 | 85.7 | 366.3 | - | 125.5 | - | 1660.0 |

(Acreage rounded to the nearest 10th of an acre.)

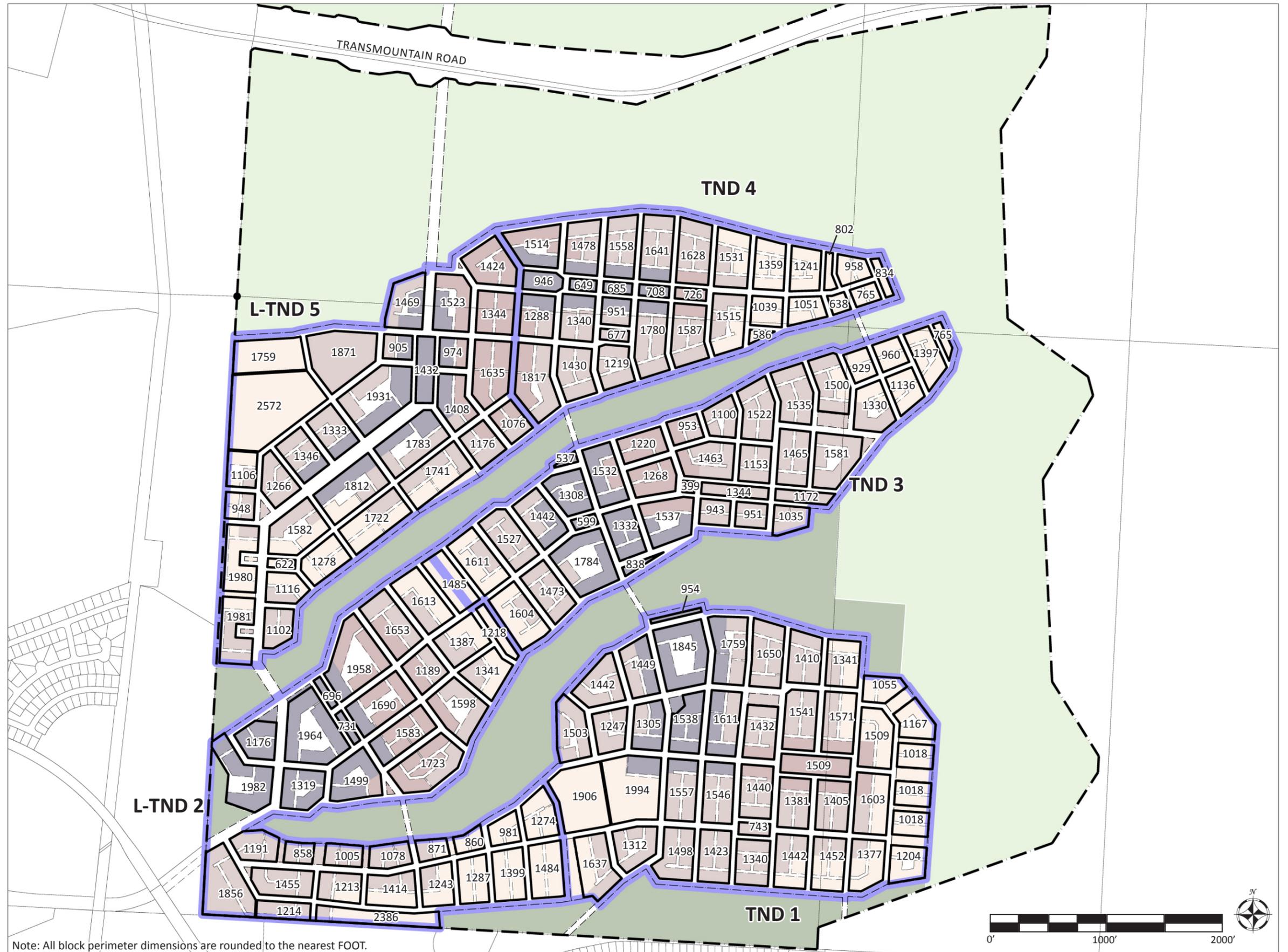
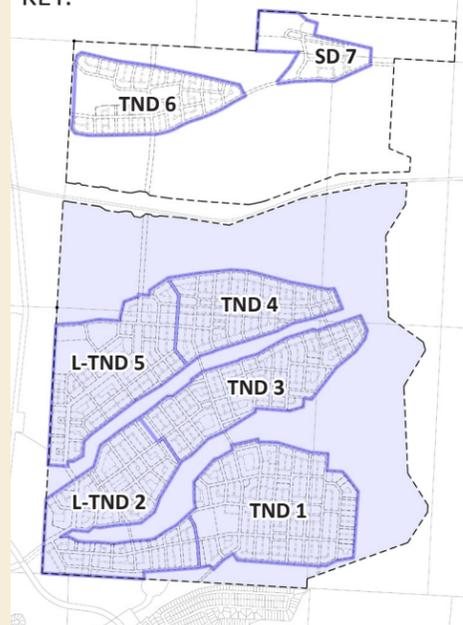
EXHIBIT F

MAXIMUM BLOCK SIZE

Compliance with maximum block size requirements as set forth in §21.80 Table 14: Summary Table, Section C.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



Note: All block perimeter dimensions are rounded to the nearest FOOT.

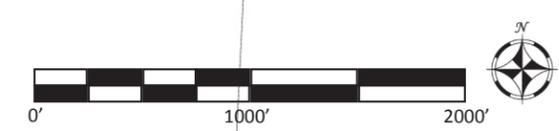


EXHIBIT F

CIVIC SPACE

Compliant with Civic Space Requirement:

For New Communities, §21.30.050(C)(3-5) and 21.80.160 Table 13:

"Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e."

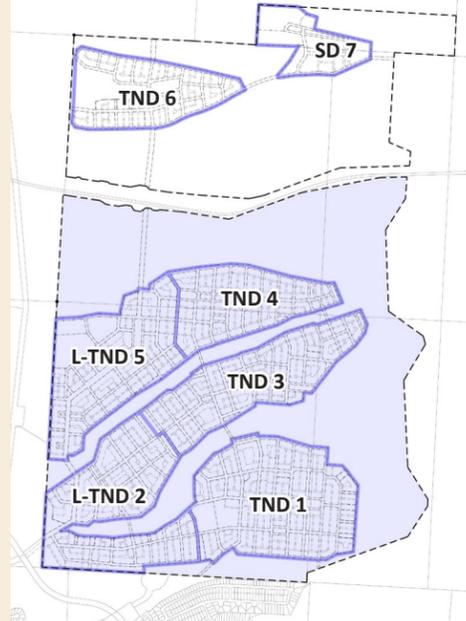
"Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c or 13d."

For New Communities per §21.30.050(C)(1): "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."

(Continued next page)

- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

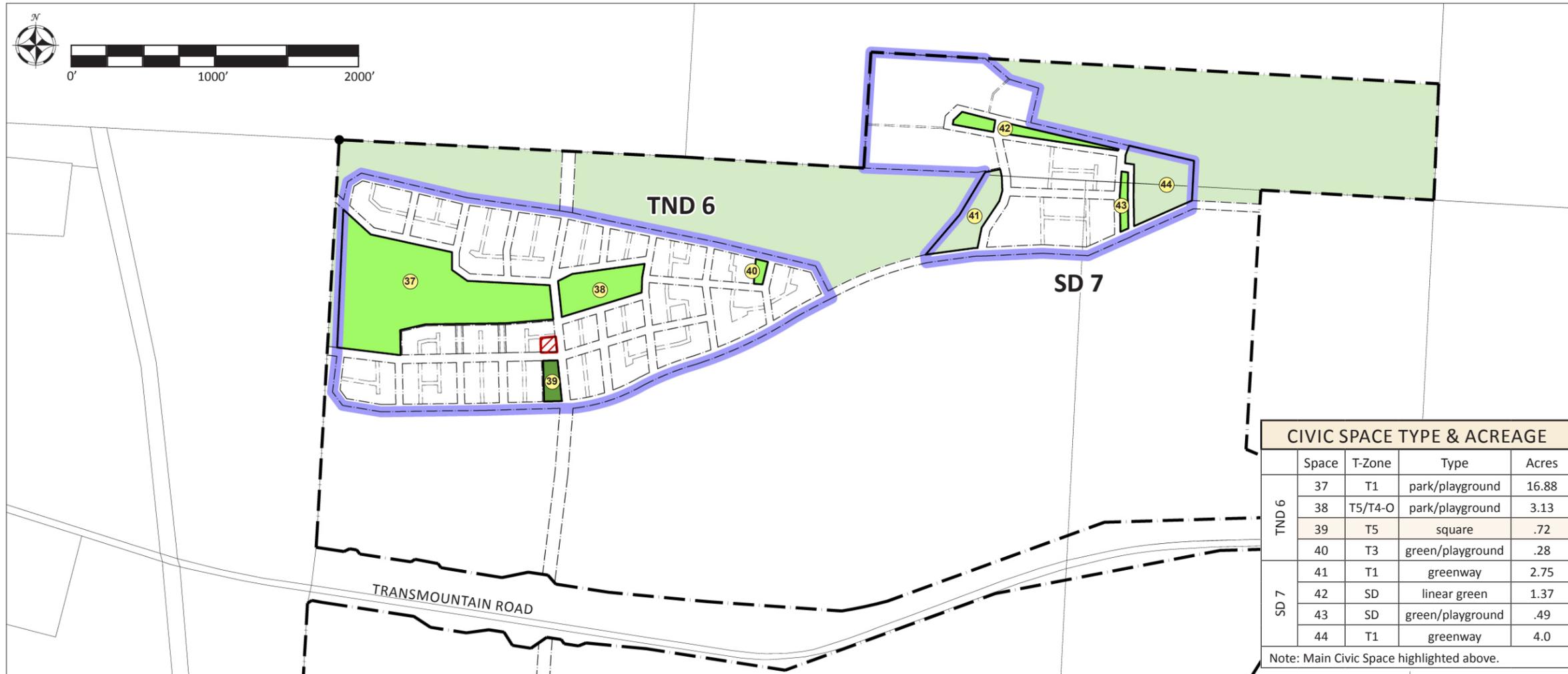
KEY:



| CIVIC SPACE TYPE & ACREAGE | | | | |
|----------------------------|-----------|----------------------------------|-------|--|
| Space | T-Zone | Type | Acres | |
| | | | | |
| TND 1 | | | | |
| 1 | T3 | green/playground | .53 | |
| 2 | T3 | green | .70 | |
| 3 | T3 | green/playground | .56 | |
| 4 | T4-O | square | 2.18 | |
| 5 | T4 | green/playground | .54 | |
| 6 | T4 | green/playground | .64 | |
| 7 | T5 | plaza | .34 | |
| 8 | T4 | playground | .15 | |
| 9 | T3 | park/playground | 9.8 | |
| 10 | T3 | green | .95 | |
| | | | | |
| L-TND 2 | | | | |
| 11 | T3 | playground | .14 | |
| 12 | T4 | playground | .18 | |
| 13 | T1 | greenway | 2.80 | |
| 14 | T5 | green/playground | .31 | |
| 15 | T5 | linear green | .87 | |
| 16 | T4-O | green/playground | .49 | |
| 17 | T3 | green | .96 | |
| 18* | T3 | green/playground | 1.27 | |
| 18* | T3 | green/playground | 1.28 | |
| 19 | T5 | plaza | .26 | |
| 20 | T5 | green/playground | .43 | |
| 21 | T5 | plaza | .34 | |
| | | | | |
| TND 3 | | | | |
| 22 | T4-O / T4 | linear green | 2.60 | |
| 23 | T4 | playground | .22 | |
| 24 | T4 | playground | .30 | |
| 25 | T4 | square | .69 | |
| 26 | T3 | green/playground | .47 | |
| | | | | |
| TND 4 | | | | |
| 27 | T3 | green | .56 | |
| 28 | T3 | green/playground | .57 | |
| 29 | T3 | green | .52 | |
| 30 | T4 | square | .52 | |
| 31 | T5 / T4-O | linear green/ playground | 3.40 | |
| | | | | |
| L-TND 5 | | | | |
| 32 | T5 | square | 2.00 | |
| 33 | T3 | green/playground | .85 | |
| 34 | T4 | elementary school/ playground | 5.11 | |
| 35 | T3 | park/playground | 13.21 | |
| 36 | T3 | green/playground | .40 | |

Note: Main Civic Space highlighted above.
*Civic Space 18 is a total of 2.55 acres; it has been allocated 1.27 acres to L-TND 2 and 1.28 acres to TND 3.

EXHIBIT F



| | Space | T-Zone | Type | Acres |
|-------|-------|---------|------------------|-------|
| TND 6 | 37 | T1 | park/playground | 16.88 |
| | 38 | T5/T4-O | park/playground | 3.13 |
| | 39 | T5 | square | .72 |
| | 40 | T3 | green/playground | .28 |
| SD 7 | 41 | T1 | greenway | 2.75 |
| | 42 | SD | linear green | 1.37 |
| | 43 | SD | green/playground | .49 |
| | 44 | T1 | greenway | 4.0 |

Note: Main Civic Space highlighted above.

CIVIC SPACE

Compliance with Civic Space Frontage Requirements:

"Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds."

Compliant with Civic Building requirements:

For New Communities per §21.30.050(D)(4)
 "Civic Building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

New Communities per §21.30.050(D):
 (1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."

(2) "One Civic Building lot shall be reserved for an elementary school."

KEY:

- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

| | Civic Space (Acres) | % TND Area | Location of Main Civic Space | Civic Building Sites (Acres) | % TND Area |
|----------------------------------|---------------------|------------|------------------------------|------------------------------|------------|
| Requirement | minimum 5% | | <800' from Center | maximum 20% | |
| TND 1 | 16.4 | 10% | 519' | 1.7 | 1.1% |
| L-TND 2 | 7.0 | 5% | 314' | 1.1 | .8% |
| TND 3 | 6.6 | 6% | 64' | 0.4 | .4% |
| TND 4 | 5.6 | 6% | 0' | 0.4 | .4% |
| L-TND 5 | 21.5 | 17% | 30' | 5.9 | 4.6% |
| TND 6 | 21.0 | 24% | 0' | 0.2 | .2% |
| SD 7 (NORTHWEST PARK) | 8.6 | - | - | - | - |
| OUTSIDE NEW COMMUNITY BOUNDARIES | 239.3 | - | - | - | - |
| TOTAL FOR SITE | 326.0 | - | - | 9.7 | - |

(Acreage rounded to the nearest 10th of an acre.)

Notes:

- "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.
- Neighborhood civic spaces of substandard size are shown as green but not outlined or numbered, and are not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.
- Civic Space 9 in TND 1 and Civic Space 35 in L-TND 5 shall be reserved for Neighborhood Parks.
- The Civic Building Site located in L-TND 2 between Civic Spaces 14 and 15 shall be reserved for the City of El Paso Fire Department.
- The Civic Building site located in L-TND 5 on Civic Space 34 shall be reserved for an Elementary School.
- Civic building sites identified (excluding the Elementary School site) shall include a neighborhood meeting hall as part of the built structure, unless an alternate third place is constructed in proximity to the neighborhood's main civic space.

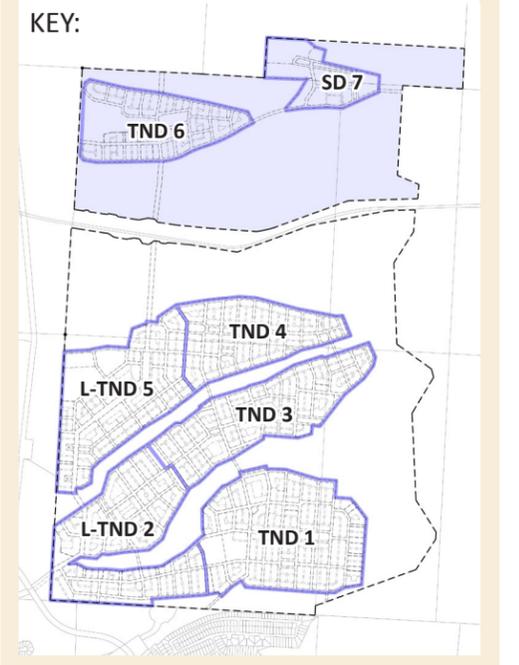


EXHIBIT F

PLAYGROUNDS

For New Communities, per §21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

-  Playground
-  800' Playground Shed
-  Application Boundary
-  New Community Boundary

KEY:

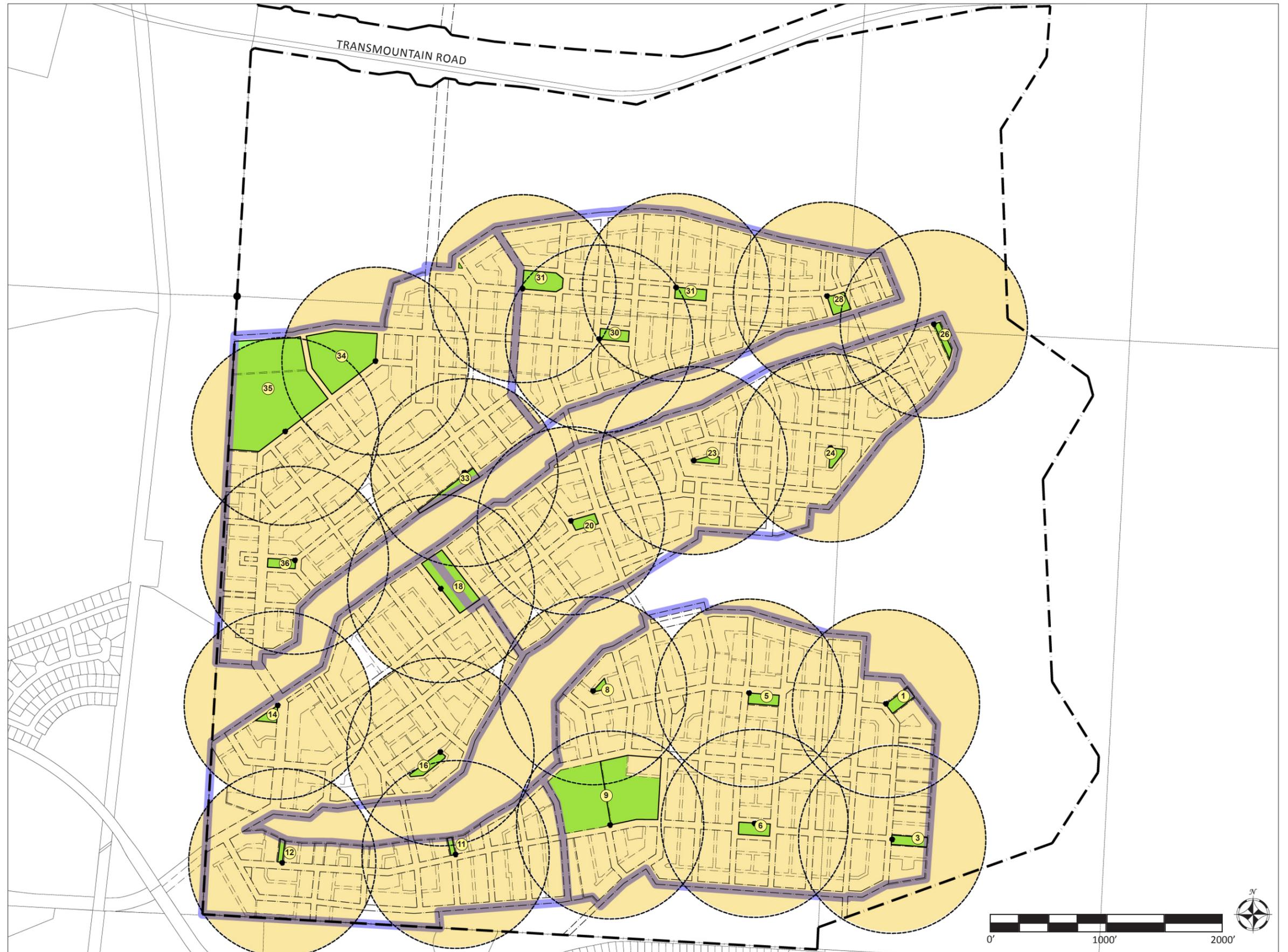
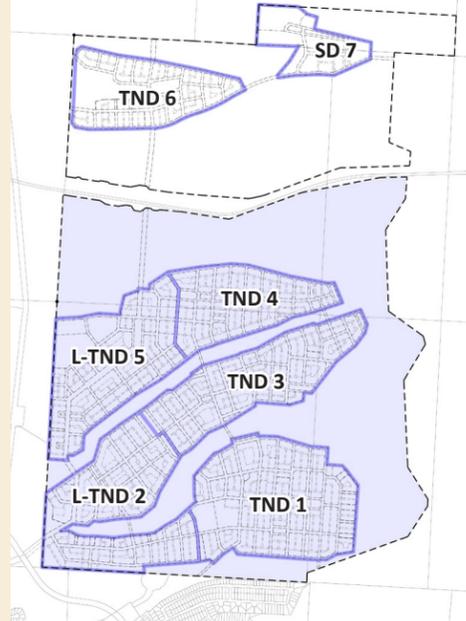
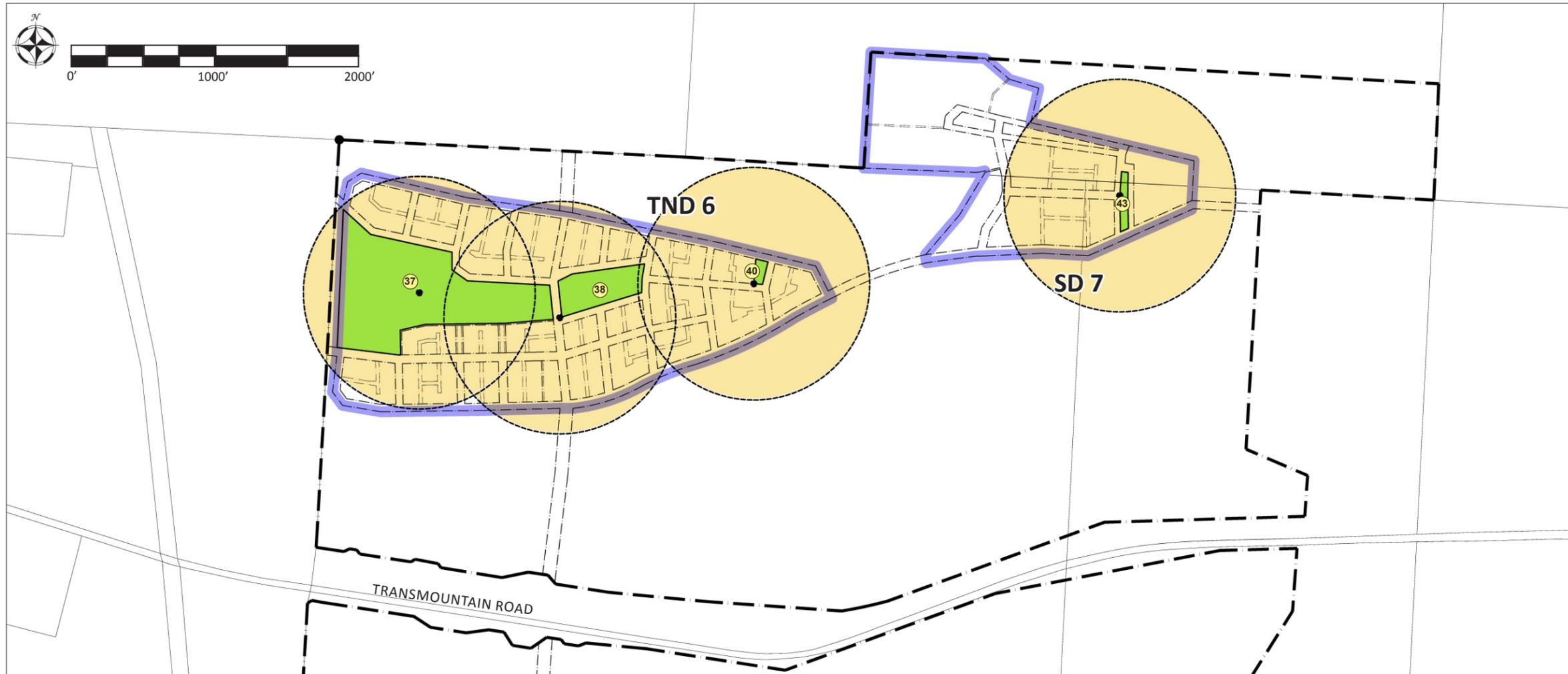


EXHIBIT F



PLAYGROUNDS

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

- Playground
- 800' Playground Shed
- Application Boundary
- New Community Boundary

KEY:

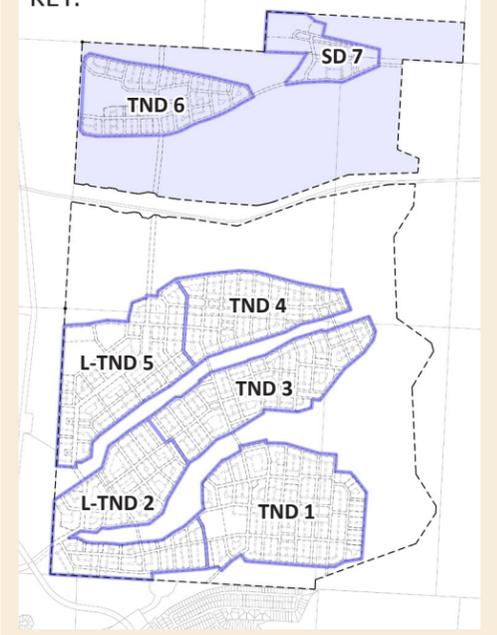


EXHIBIT F

DENSITY CALCULATIONS

 Compliance with §21.30.080(B)

"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."

NOTE: The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

KEY:

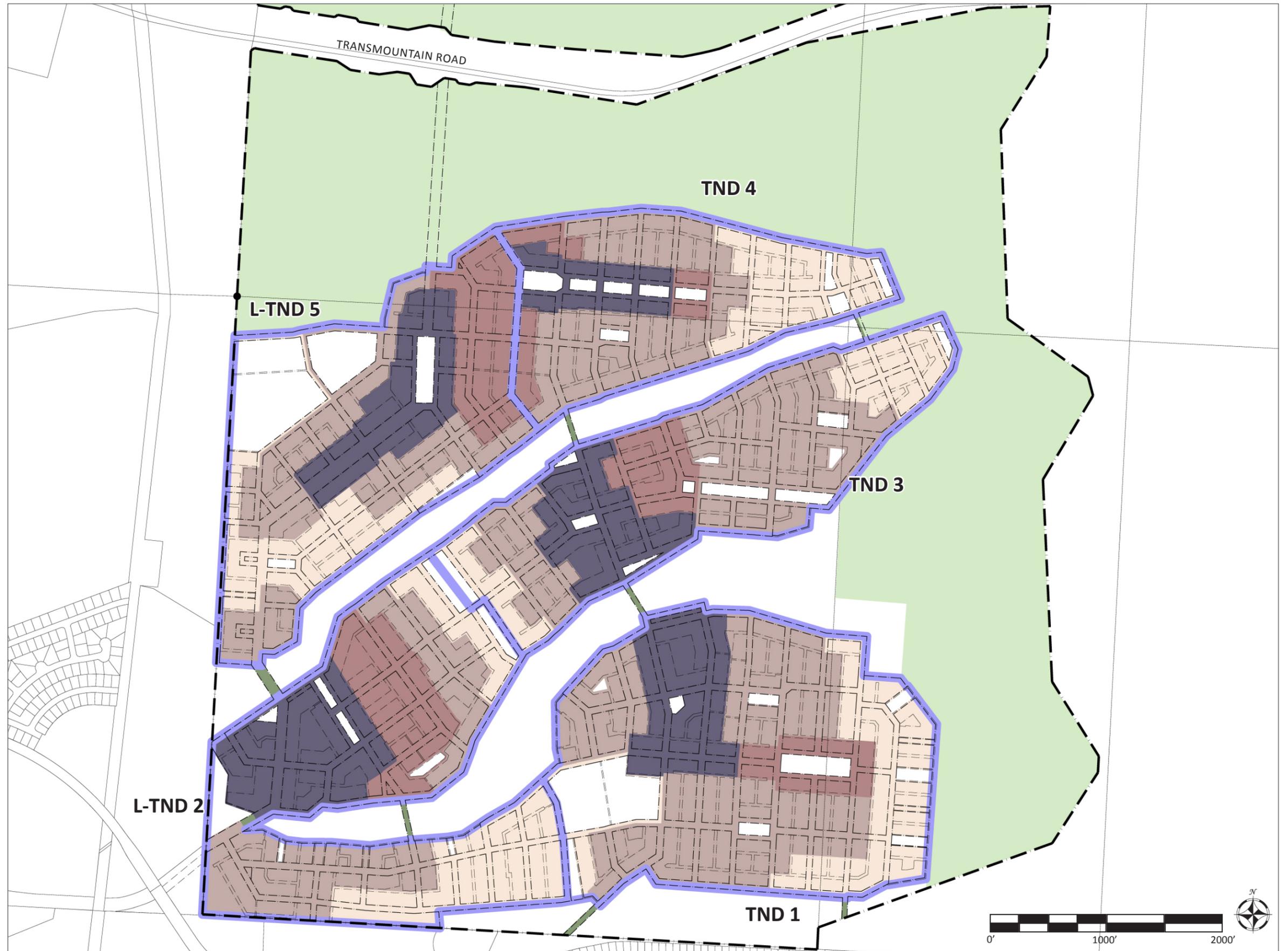
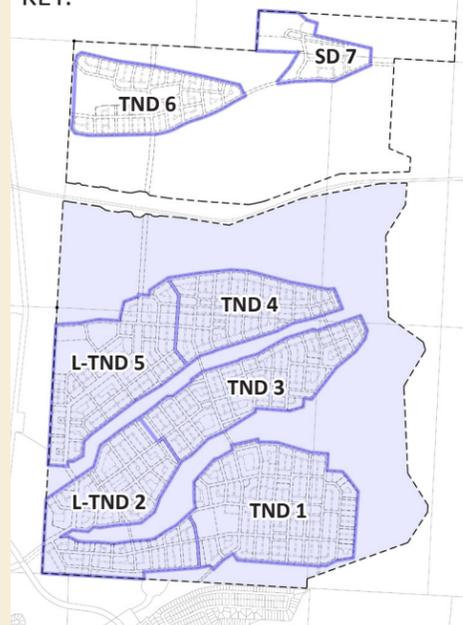
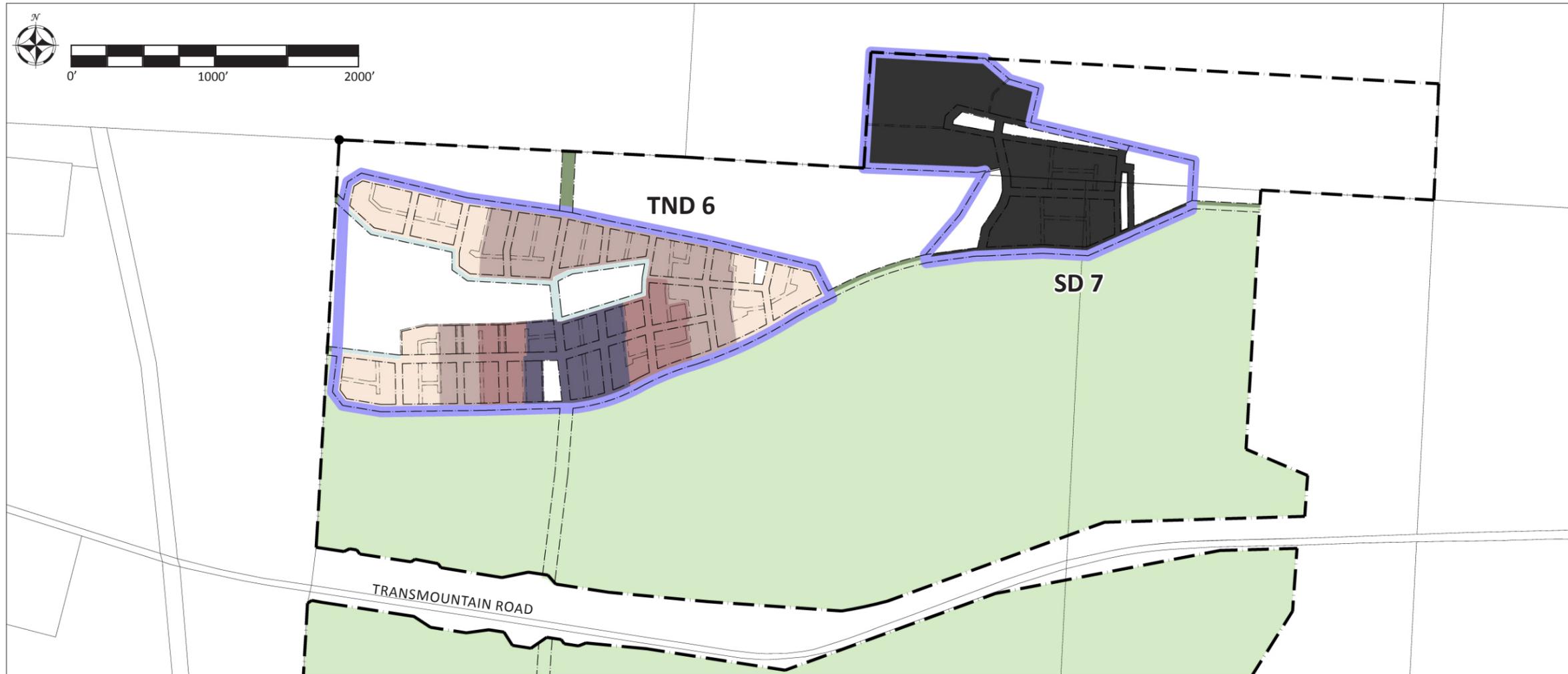


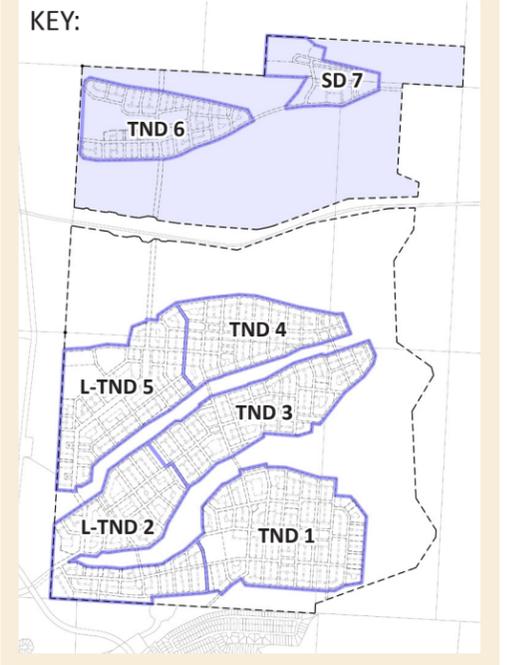
EXHIBIT F



DENSITY CALCULATIONS

NOTE: The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



| DENSITY CALCULATION | | | | | | | | | | | | | |
|----------------------------------|----------------------|--------------|----------|-----------------------|-----------------|-----------------------|------------------|--------------------------|------------------|----------------------------|------------------|-----------------------|------------------------|
| | SD SPECIAL DISTRICT* | T1 NATURAL | T2 RURAL | T3 SUB-URBAN | | T4 GENERAL URBAN | | | | T5 URBAN CENTER | | TOTAL | |
| | | | | Net Site Area (Acres) | Density @ 6 UPA | Net Site Area (Acres) | Density @ 15 UPA | T4 Net Site Area (Acres) | Density @ 20 UPA | T4-O Net Site Area (Acres) | Density @ 24 UPA | Net Site Area (Acres) | Base Density (units)** |
| TND 1 | - | - | - | 33.0 | 198 | 73.5 | 1103 | 8.9 | 178 | 24.6 | 590 | 140.0 | 2068.9 |
| L-TND 2 | - | 0.3 | - | 34.8 | 209 | 40.8 | 612 | 21.7 | 434 | 28.7 | 689 | 126.3 | 1943.6 |
| TND 3 | - | - | - | 21.2 | 127 | 52.8 | 792 | 11.6 | 232 | 22.7 | 545 | 108.3 | 1696.0 |
| TND 4 | - | - | - | 21.7 | 130 | 39.4 | 591 | 9.6 | 192 | 10.7 | 257 | 81.4 | 1170.0 |
| L-TND 5 | - | - | - | 23.7 | 142 | 40.5 | 608 | 20.4 | 408 | 21.4 | 514 | 106.0 | 1671.3 |
| TND 6 | - | 2.5 | - | 22.6 | 136 | 23.0 | 345 | 10.0 | 200 | 9.3 | 223 | 67.4 | 903.8 |
| SD 7 (NORTHWEST PARK) | 35.4 | - | - | - | - | - | - | - | - | - | - | 35.4 | - |
| OUTSIDE NEW COMMUNITY BOUNDARIES | - | 669.2 | - | - | - | - | - | - | - | - | - | 669.2 | - |
| TOTAL FOR SITE | 35.4 | 672.0 | - | 157.0 | 942 | 270.0 | 4051 | 82.2 | 1644 | 117.4 | 2818 | 1134.0 | 9453.6 |

(Acreage rounded to the nearest 10th of an acre.)

Notes:

“Net Site Area” is the Gross Site Area, including Thoroughfares but excluding Civic Zones.

*Not counted toward overall density at this time, a unit cap may be a part of the Special District requirements.

**Office or retail shall be counted as one thousand square feet for each unit of net site area density.

EXHIBIT F

THOROUGHFARE NETWORK

Compliant with Thoroughfare termination and cul-de-sac limitation as set forth in §21.30.070(A)(6).

Number of Culs-de-sacs: None

NOTE: At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

- | | |
|--|---|
|  AV 90-56 |  RA 24-24 |
|  AV 90-44* |  RL 24-12 |
|  BV 125-43 |  T1 Natural (Utility) |
|  CS 60-34 |  T1 Natural (Stormwater) |
|  ST 60-34 |  T1 |
|  ST 52-26 |  T3 |
|  ST 40-19 |  T4 |
|  ST 40-19 alt |  T4-O |
|  ST 56-20 |  T5 |
|  BR 44-34 |  SD |
|  DR 60-34 |  Application Boundary |
|  DR 52-26 |  New Community Boundary |
|  PT 8-8 | |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

KEY:

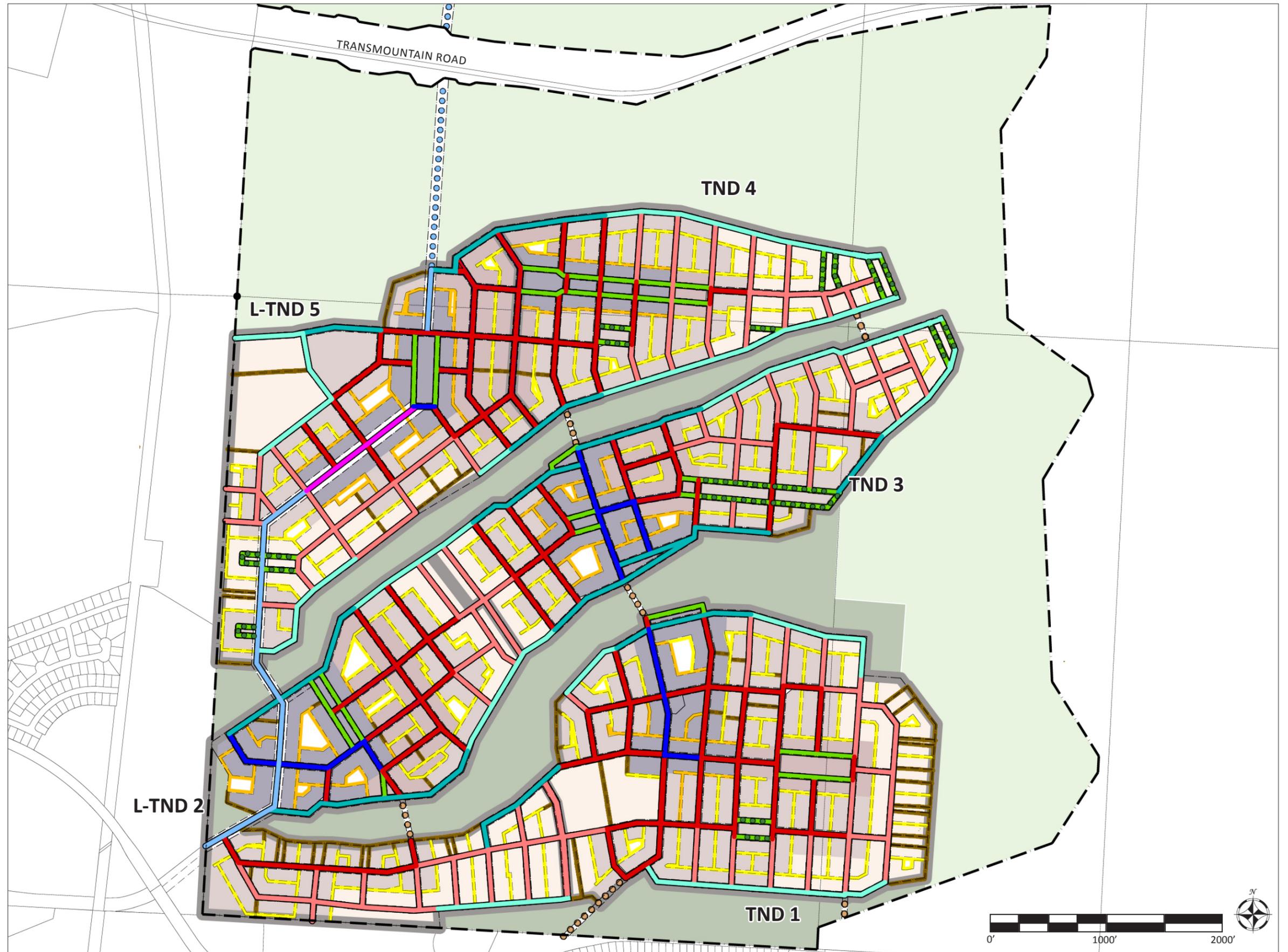
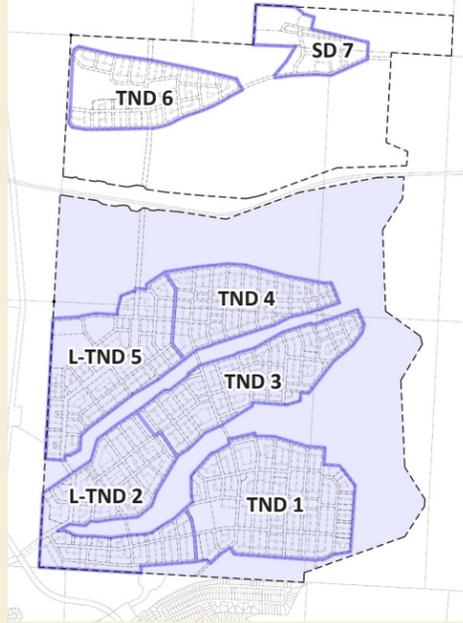
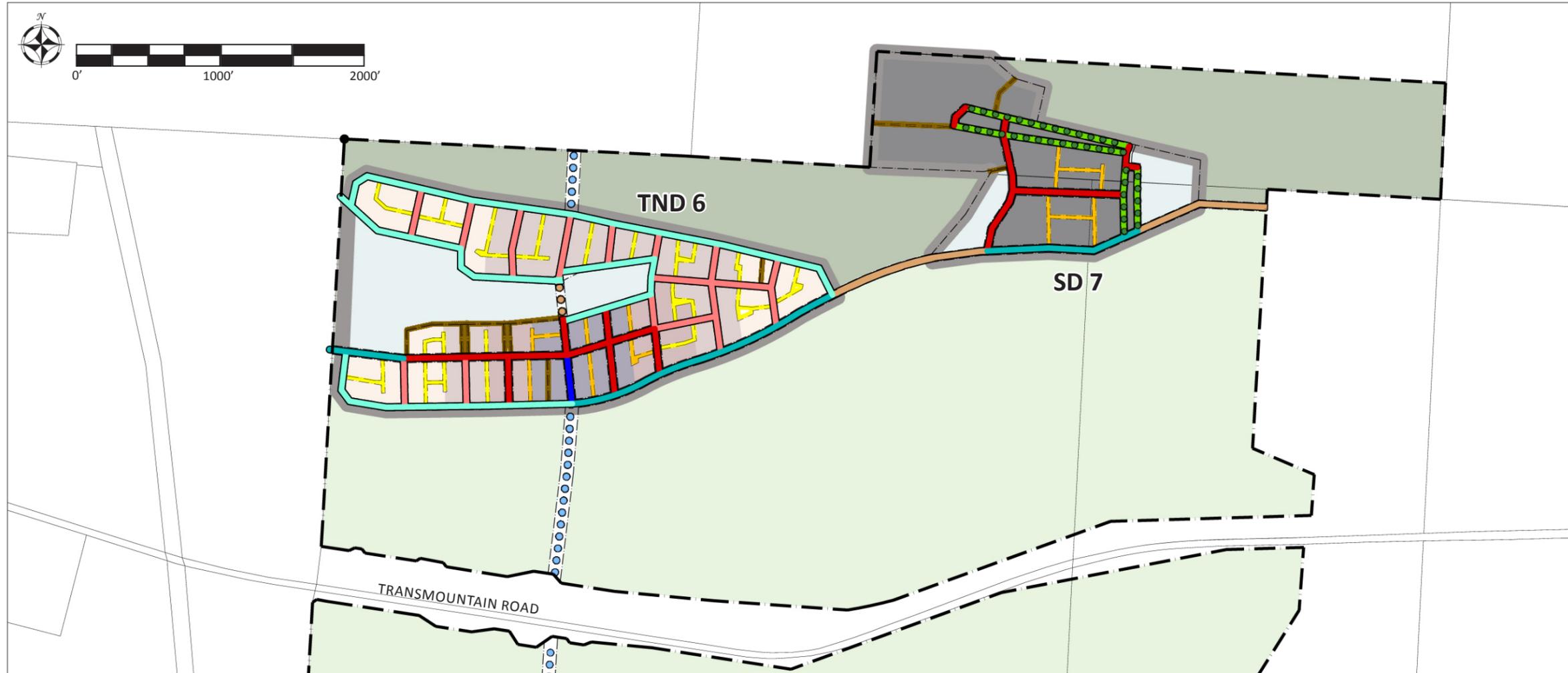


EXHIBIT F



THOROUGHFARE NETWORK

NOTE: At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

| | | | |
|--|--------------|--|-------------------------|
| | AV 90-56 | | RA 24-24 |
| | AV 90-44* | | RL 24-12 |
| | BV 125-43 | | T1 Natural (Utility) |
| | CS 60-34 | | T1 Natural (Stormwater) |
| | ST 60-34 | | T1 |
| | ST 52-26 | | T3 |
| | ST 40-19 | | T4 |
| | ST 40-19 alt | | T4-O |
| | ST 56-20 | | T5 |
| | BR 44-34 | | SD |
| | DR 60-34 | | Application Boundary |
| | DR 52-26 | | New Community Boundary |
| | PT 8-8 | | |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

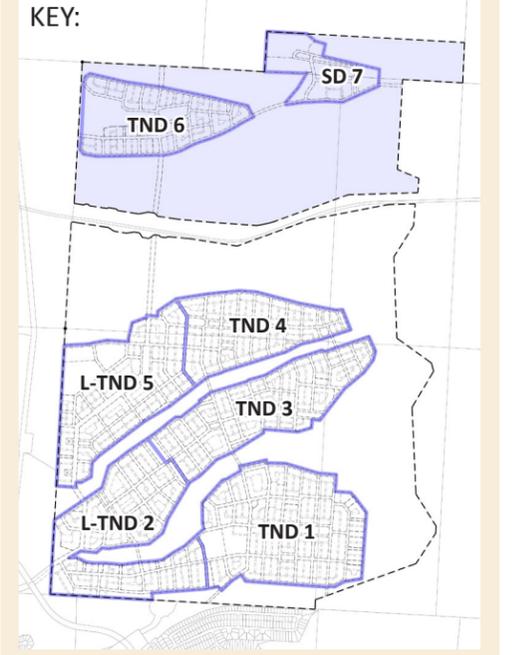


EXHIBIT F

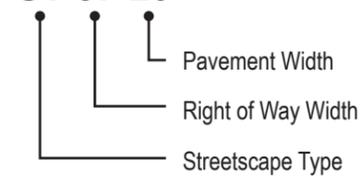
THOROUGHFARE ASSEMBLIES

☐ All additional thoroughfare assemblies comply with §21.80.030, Table 3a and Table 3b.

NOTES:

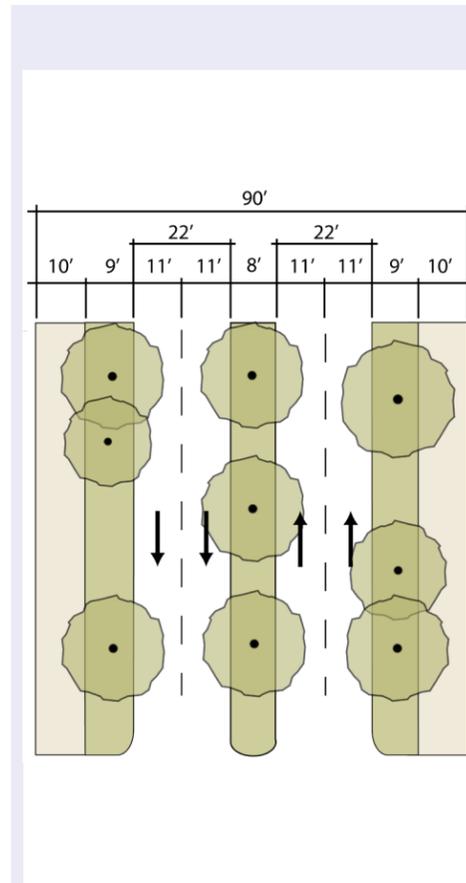
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

ST-57-20

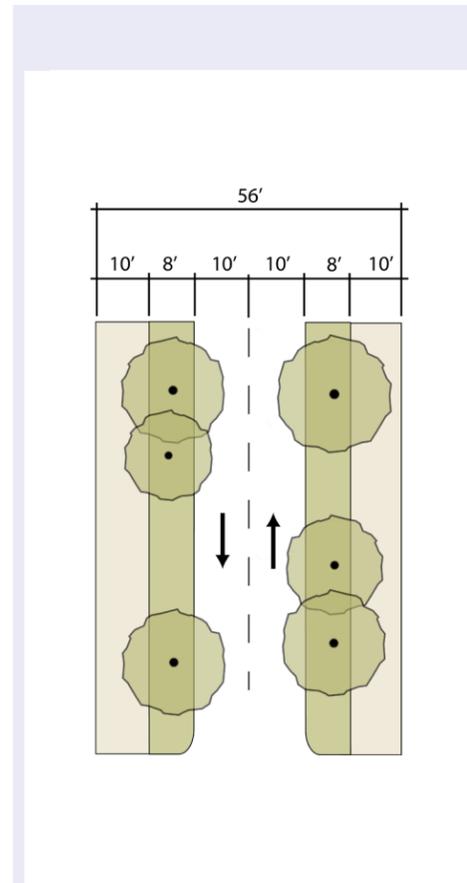


THOROUGHFARE TYPES

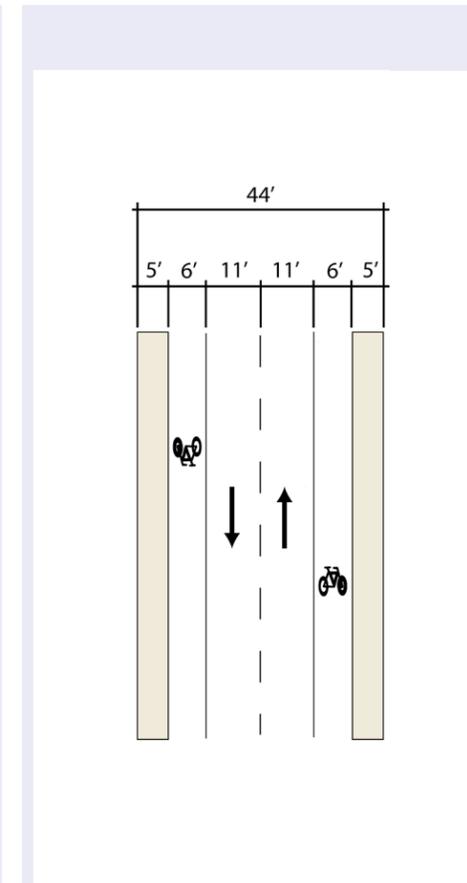
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route



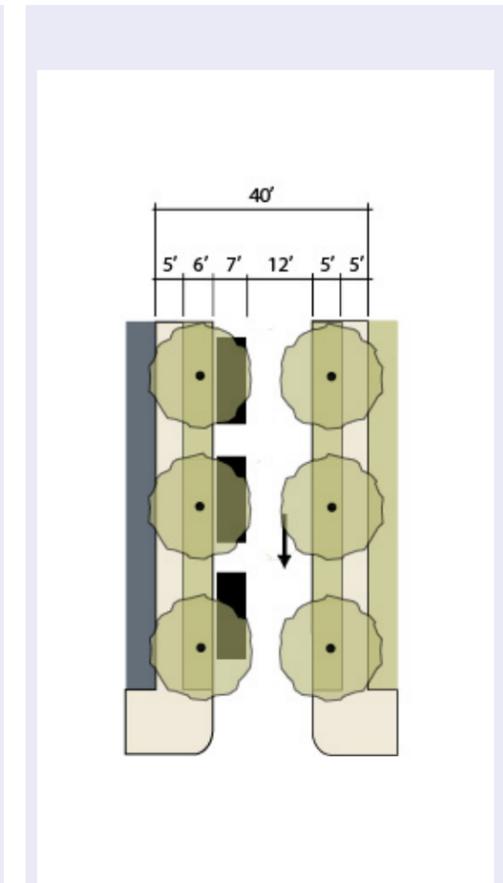
AV 90-44*



ST 56-20



BR 44-34



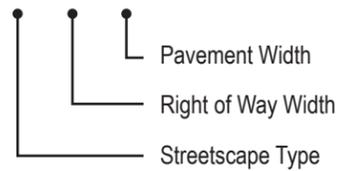
ST 40-19 alt

| | | | | |
|--------------------------|---------------------------------------|----------------------------------|-----------------|--|
| Thoroughfare Type | Avenue | Street | Bridge | Street |
| Transect Zone | T1, T2 | T1, T2 | T1, T2 | T3, T4 |
| Right-of-Way Width | 90 feet | 56 feet | 44 feet | 44 feet |
| Pavement Width | 44 feet | 20 feet | 34 feet | 34 feet |
| Movement | Free Movement | Slow Movement | Slow Movement | Slow Movement |
| Vehicular Design Speed | 35 MPH | 25 MPH | 25 MPH | 20 MPH |
| Pedestrian Crossing Time | 5.7 Seconds | 5.7 Seconds | 6.8 Seconds | 5.4 Seconds |
| Traffic Lanes | 2 lanes | 2 lanes | 2 lanes | 1 lane |
| Parking Lanes | None | None | None | One side @ 7 feet marked |
| Curb Radius | 15 feet | 15 feet | 15 feet | 15 feet |
| Public Frontage Type | Common Yard | Common Yard | n/a | PF, T/L, FC, ST |
| Walkway Type | 10 foot Multi-use Trail | 10 foot Multi-use Trail | 5 foot Sidewalk | 5 foot Sidewalk |
| Planter Type | 9 foot Swale (*not included BR 72-44) | 8 foot Swale | n/a | 6' Continuous Planter; 5' Continuous Planter |
| Curb Type | Swale | Swale | Curb | Curb |
| Landscape Type | Trees Clustered Naturalistically | Trees Clustered Naturalistically | n/a | Trees at 30 feet o.c. Average |
| Transportation Provision | BT | BT | BL | BR |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

EXHIBIT F

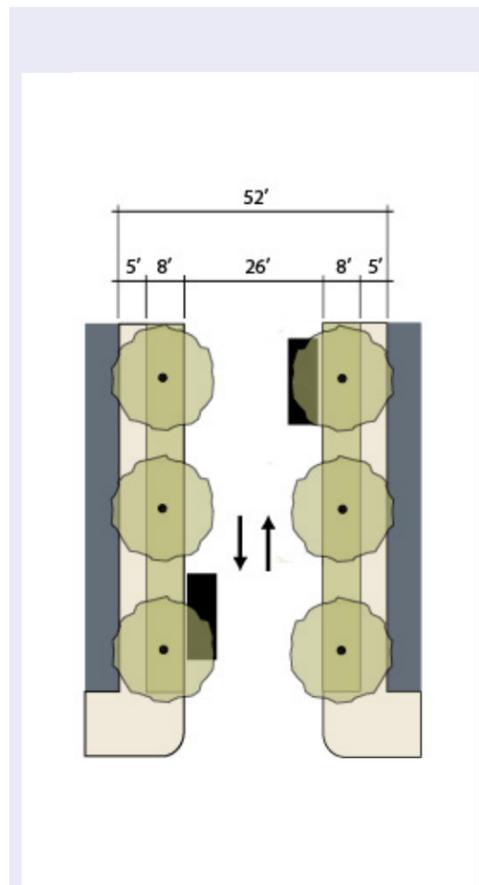
ST-57-20



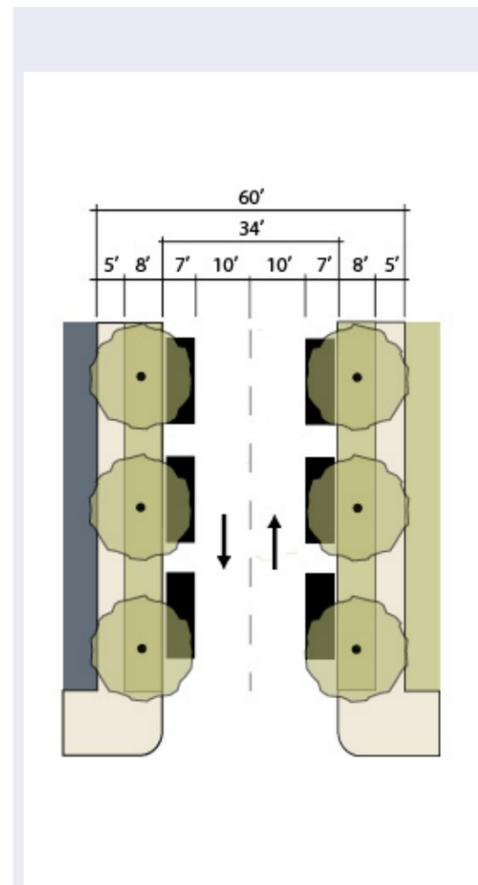
THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

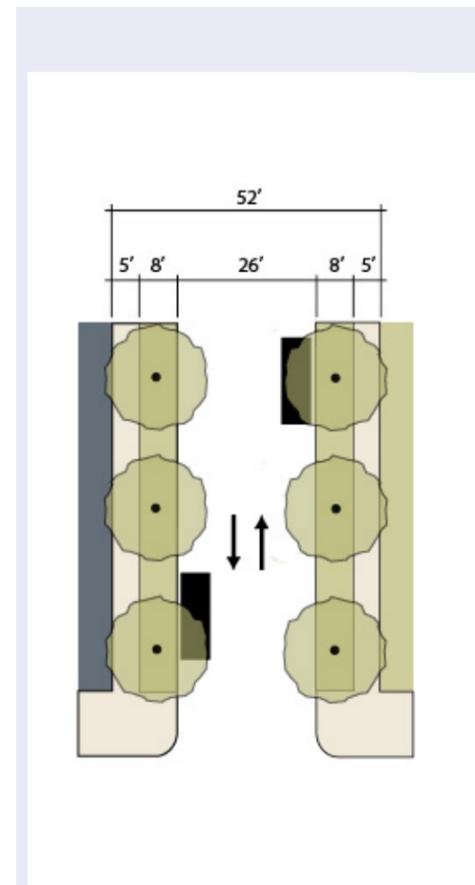
| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 26 feet |
| Movement | Yield Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 7.4 Seconds |
| Traffic Lanes | 1 Yield lane |
| Parking Lanes | Both sides @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 7 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR |



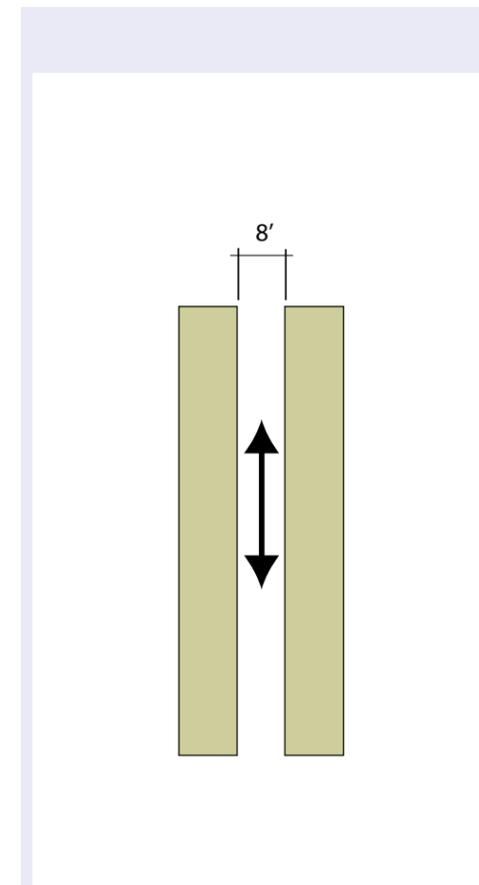
ST 52-26



DR 60-34



DR 52-26



PT 8-8

| | |
|--------------------------|---------------------|
| Thoroughfare Type | Pedestrian |
| Transect Zone | T2, T3, T4, T5 |
| Right-of-Way Width | 8 feet |
| Pavement Width | 8 feet |
| Movement | Pedestrian Movement |
| Vehicular Design Speed | n/a |
| Pedestrian Crossing Time | n/a |
| Traffic Lanes | n/a |
| Parking Lanes | None |
| Curb Radius | n/a |
| Public Frontage Type | Varies by Transect |
| Walkway Type | 8 foot Sidewalk |
| Planter Type | None |
| Curb Type | None |
| Landscape Type | Varies |
| Transportation Provision | n/a |

THOROUGHFARE ASSEMBLIES

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

EXHIBIT F

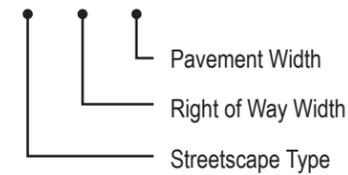
SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES

Alternate thoroughfare assemblies shall be used along the Sun Metro bus route, to provide 11 foot travel lanes to facilitate bus movements. These alternate assemblies shall only apply to portions of the cross-section that are included on the bus route.

NOTES:

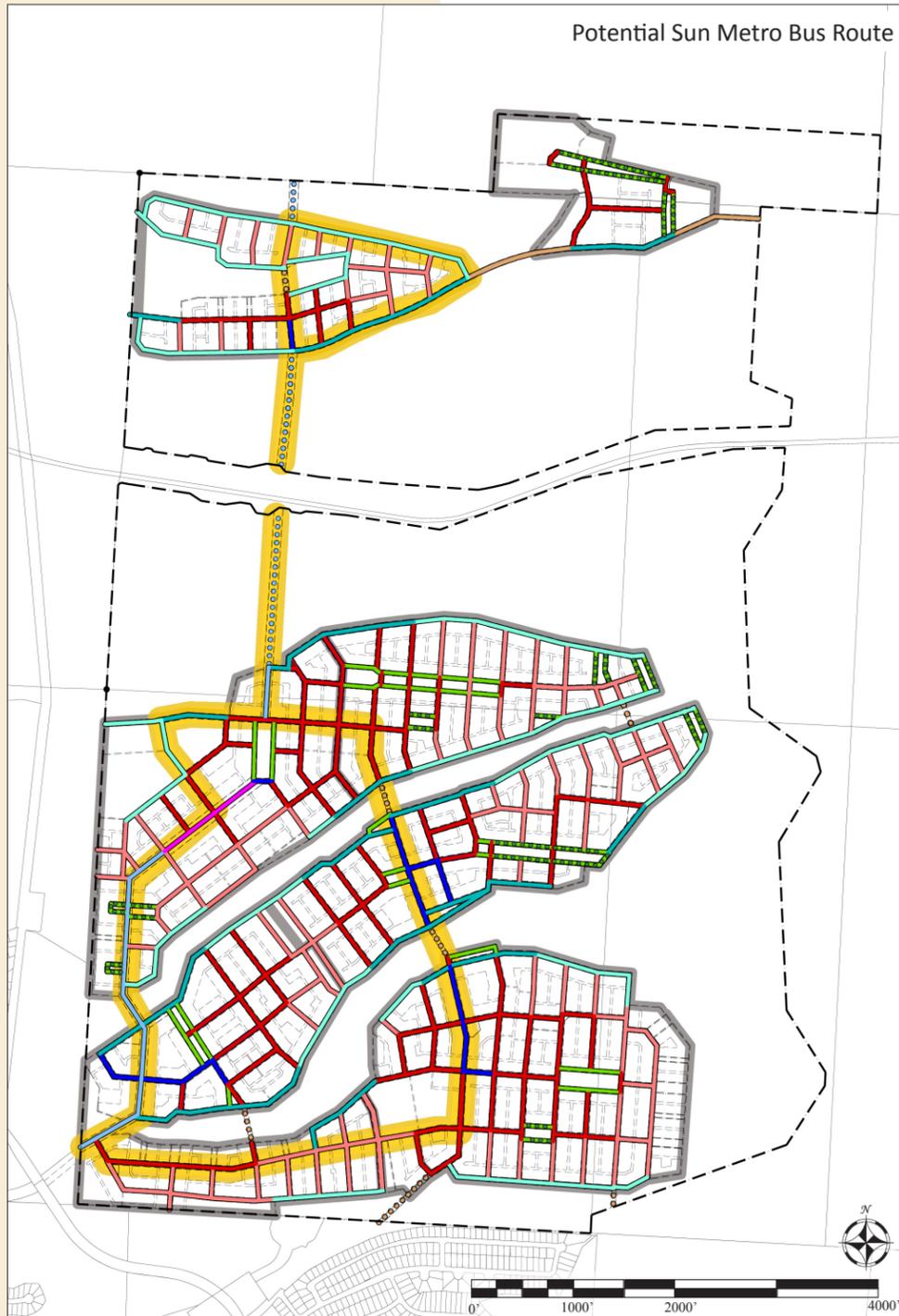
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

ST-57-20

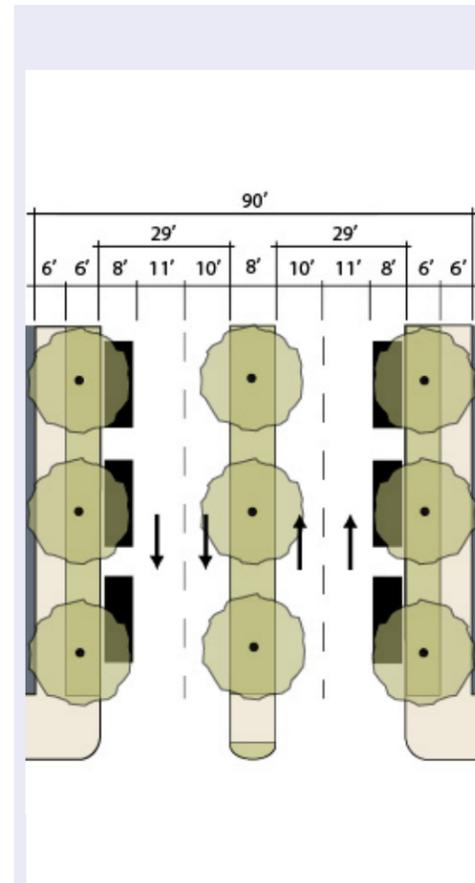


THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

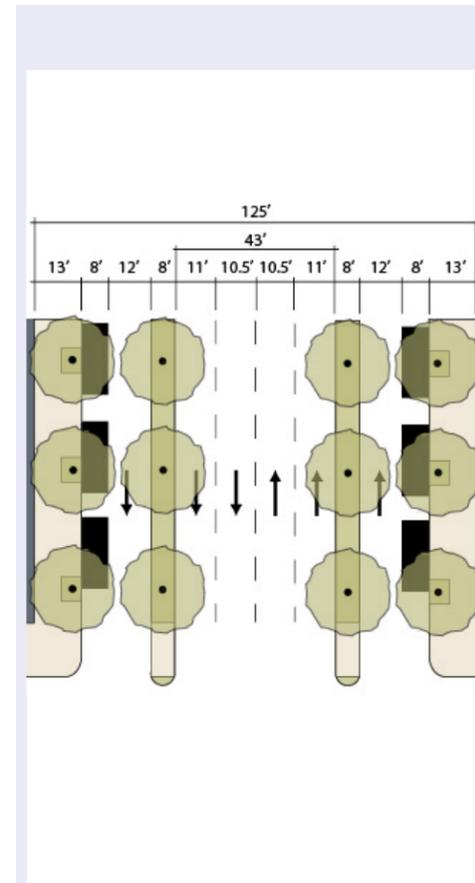


| | |
|--------------------------|--|
| Thoroughfare Type | |
| Transect Zone | |
| Right-of-Way Width | |
| Pavement Width | |
| Movement | |
| Vehicular Design Speed | |
| Pedestrian Crossing Time | |
| Traffic Lanes | |
| Parking Lanes | |
| Curb Radius | |
| Public Frontage Type | |
| Walkway Type | |
| Planter Type | |
| Curb Type | |
| Landscape Type | |
| Transportation Provision | |



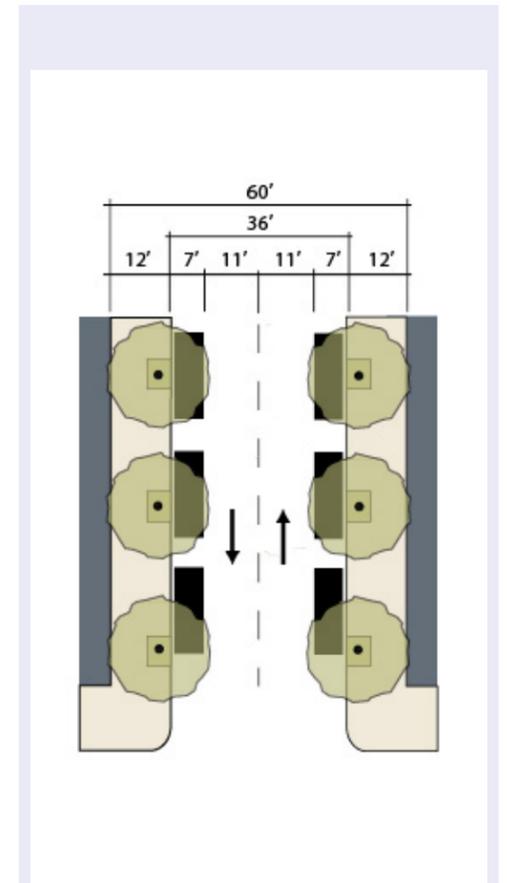
AV 90-58
(replaces AV 90-56)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Avenue |
| Transect Zone | T3, T4, T4O, T5 |
| Right-of-Way Width | 90 feet |
| Pavement Width | 58 feet total |
| Movement | Slow Movement |
| Vehicular Design Speed | 25 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 4 lanes |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST, SH |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Parkway |
| Curb Type | Curb or Swale |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



BV 125-43
(replaces BV 125-43)

| | |
|--------------------------|--|
| Thoroughfare Type | Boulevard |
| Transect Zone | T4O, T5, T6 |
| Right-of-Way Width | 125 feet |
| Pavement Width | 20 feet - 43 feet - 20 feet |
| Movement | Free Movement (inner lanes) |
| Vehicular Design Speed | 35 MPH |
| Pedestrian Crossing Time | 5.7 Seconds - 12.2 Seconds - 5.7 Seconds |
| Traffic Lanes | 4 lanes & two one-way slip roads |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Forecourt, Shopfront, Gallery, Arcade |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 7 foot Continuous Parkway |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |

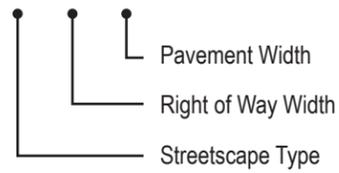


CS 60-36
(replaces CS 60-34)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Commercial Street |
| Transect Zone | T4O, T5, T6 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade |
| Walkway Type | 12 foot Sidewalk |
| Planter Type | 4' x 4' tree well |
| Curb Type | Vertical Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, SH, TR |

EXHIBIT F

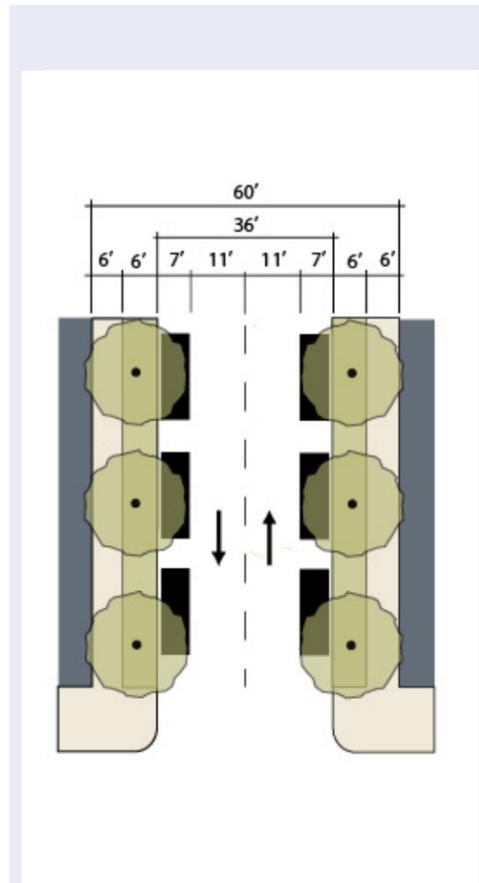
ST-57-20



THOROUGHFARE TYPES

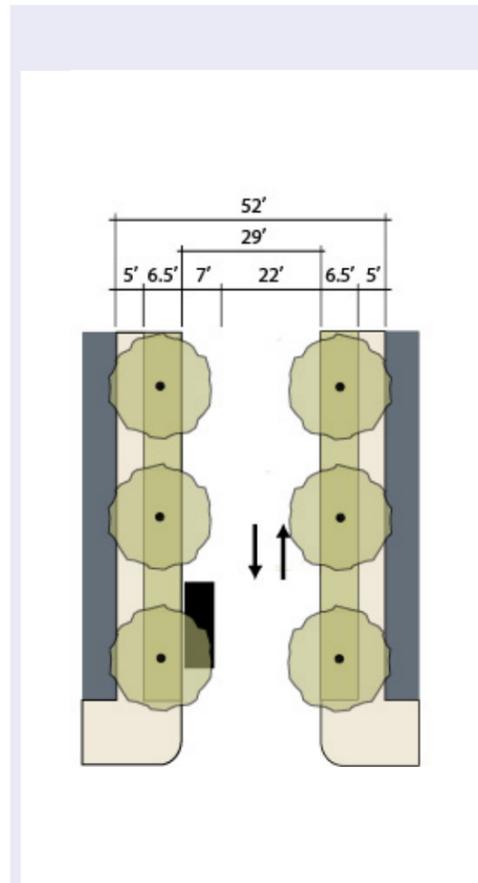
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

| | |
|--------------------------|-----------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T4, T4O, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade, Stoop |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



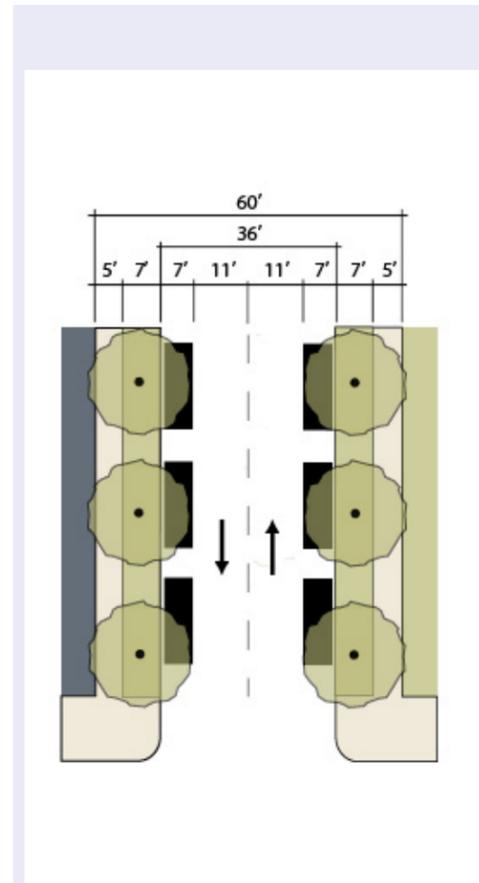
ST 60-36
(replaces ST 60-34)

| | |
|--------------------------|-----------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T4, T4O, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade, Stoop |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



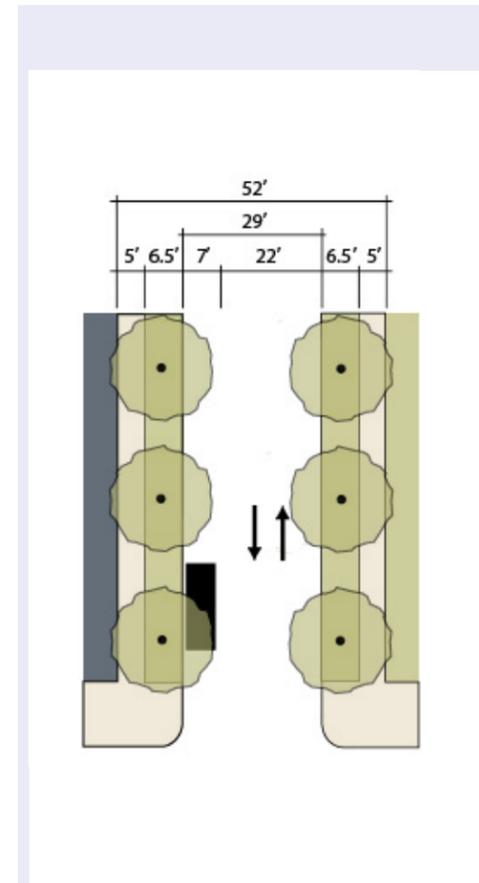
ST 52-29
(replaces ST 52-26)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 29 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | One side @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 6.5 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



DR 60-36
(replaces DR 60-34)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Drive |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 7 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



DR 52-29
(replaces DR 52-26)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Drive |
| Transect Zone | T2, T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 29 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | One side @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 6.5 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |

SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

EXHIBIT F

PEDESTRIAN & BICYCLE NETWORK

Compliant with Bicycle Network requirement as set forth in §21.30.070(A)(6):

"A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d."

- | | |
|----------------------------|-------------------------|
| Bicycle Network: | T1 Natural (Utility) |
| Sharrow | T1 Natural (Stormwater) |
| Bike Lane or Trail | T1 |
| Pedestrian Network: | T3 |
| Street w/ Sidewalk | T4 |
| Alley | T4-O |
| Path (new) | T5 |
| Path (exist.) | SD |
| Application Boundary | |
| New Community Boundary | |

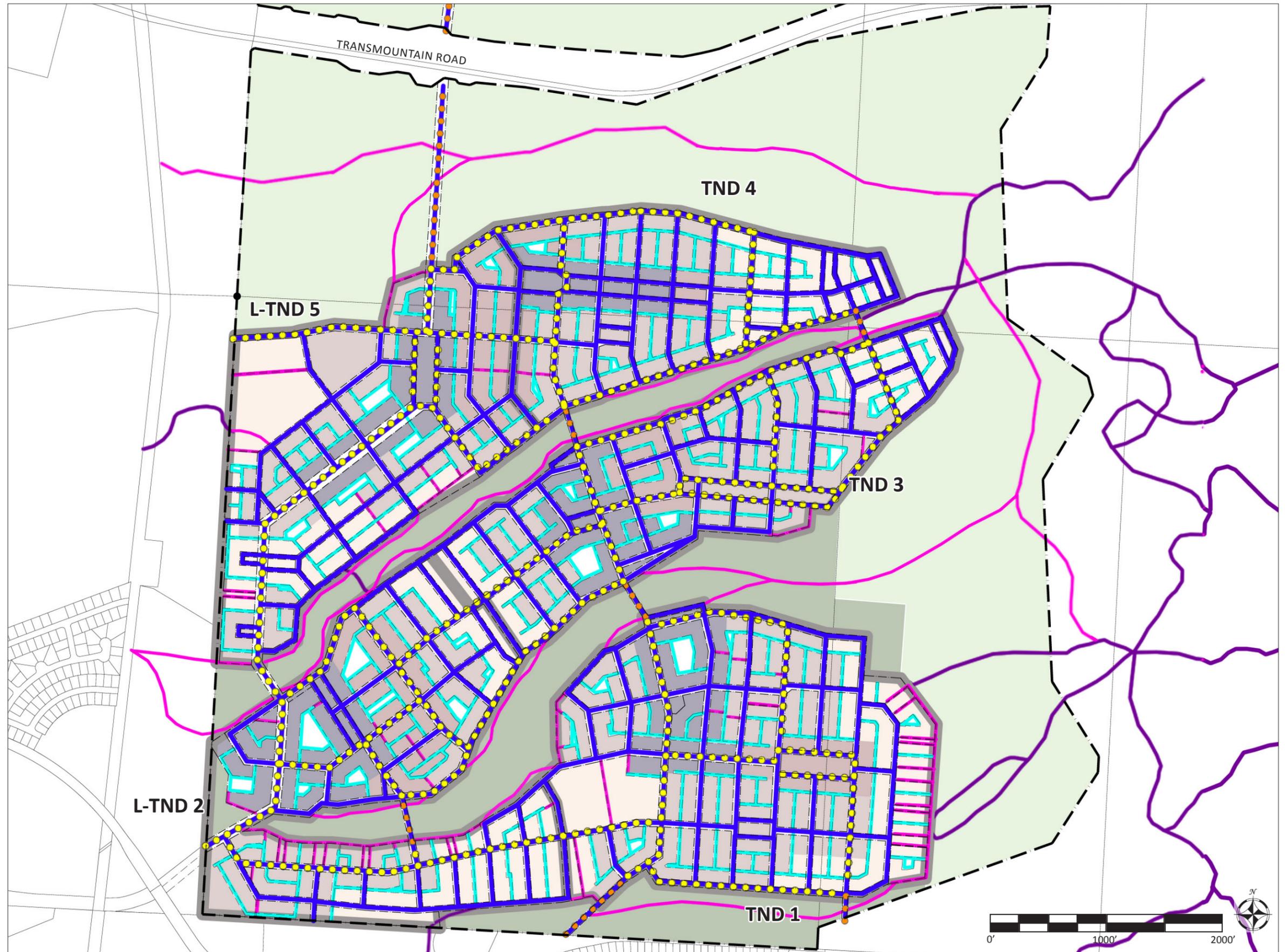
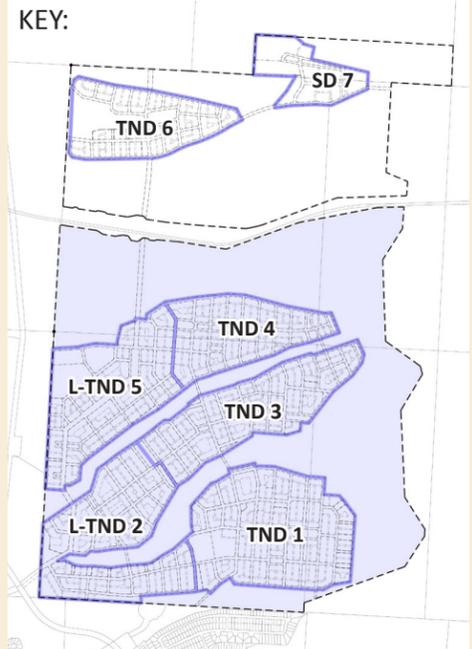
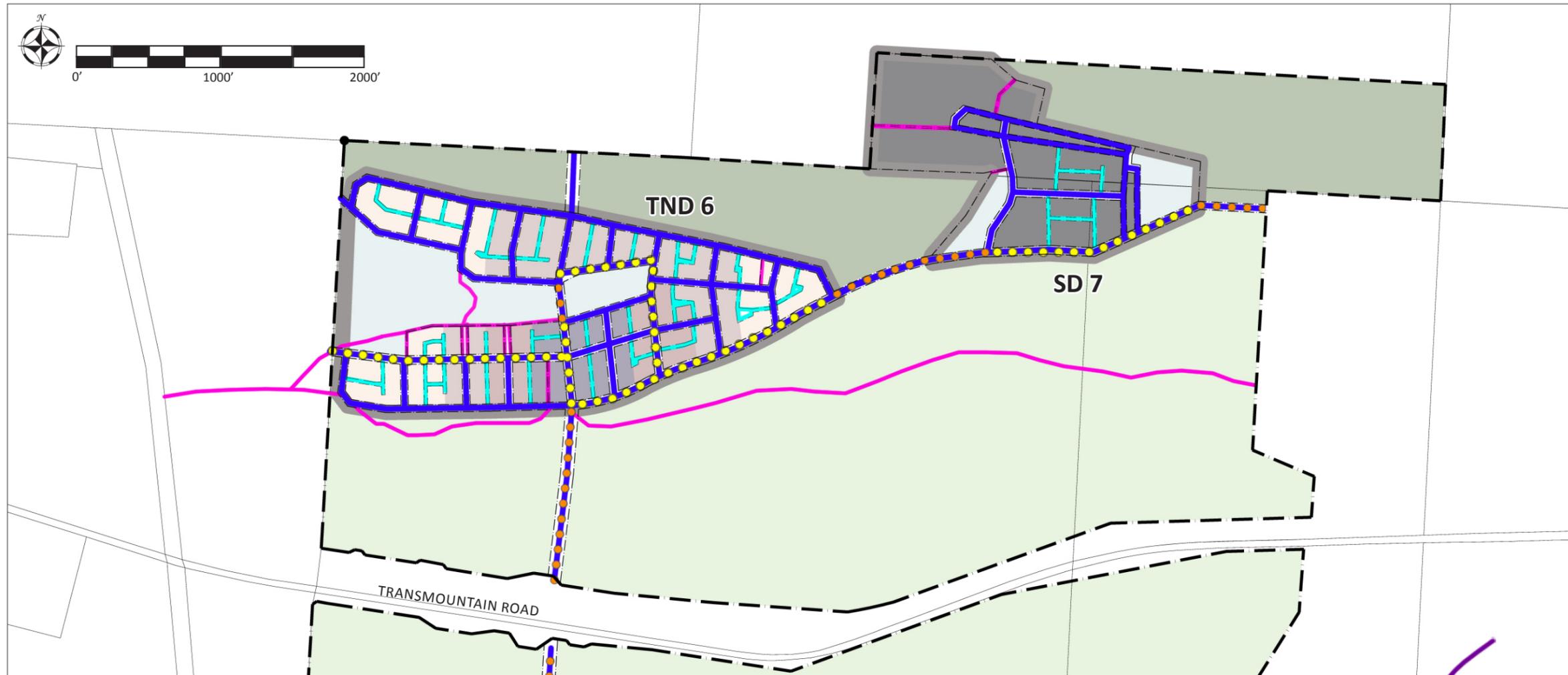


EXHIBIT F



PEDESTRIAN & BICYCLE NETWORK

- | | | |
|----------------------------|------------------------|-------------------------|
| Bicycle Network: | | T1 Natural (Utility) |
| | Sharrow | T1 Natural (Stormwater) |
| | Bike Lane or Trail | T1 |
| Pedestrian Network: | | T3 |
| | Street w/ Sidewalk | T4 |
| | Alley | T4-O |
| | Path (new) | T5 |
| | Path (exist.) | SD |
| | Application Boundary | |
| | New Community Boundary | |

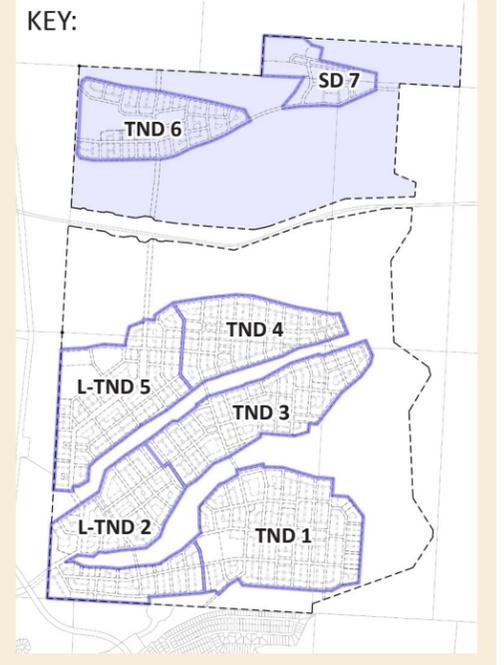


EXHIBIT F

SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for mandatory and recommended Retail Frontage:

For New Communities, per §21.30.090 (A) (2): "Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage."

☐ Compliance with special requirements for recommended Gallery/Arcade Frontage:

For New Communities, per §21.30.090 (A) (3): "Designations for mandatory and/or recommended gallery frontage advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns", and per §21.30.090 (A)(4): "Designations for mandatory and/or recommended arcade frontage advising that a building overlap the sidewalk such that the first floor is a colonnade."

(Continued next page)

- ||||| Mandatory Retail
- ||||| Recommended Retail
- Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- ▭ New Community Boundary

KEY:

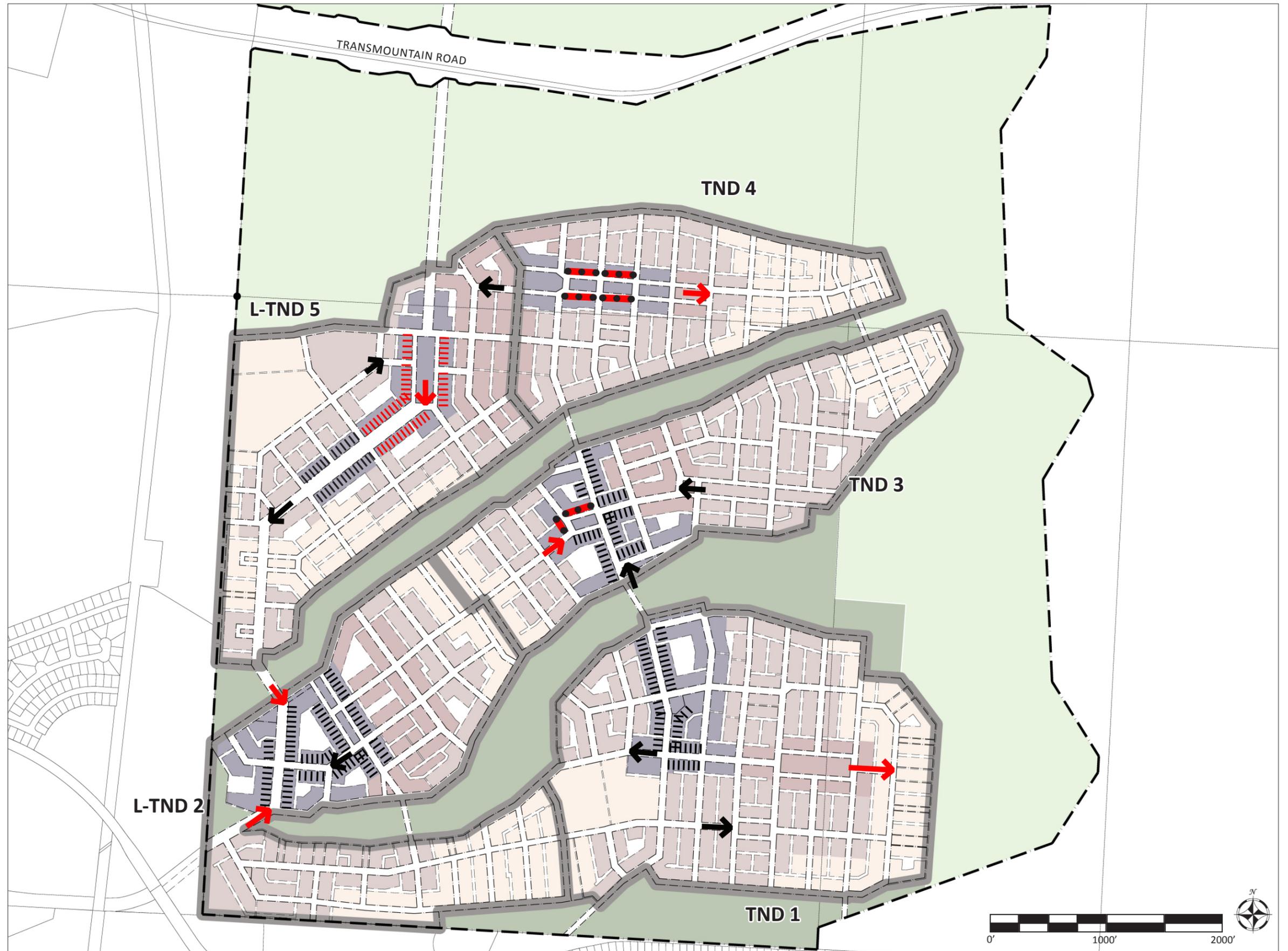
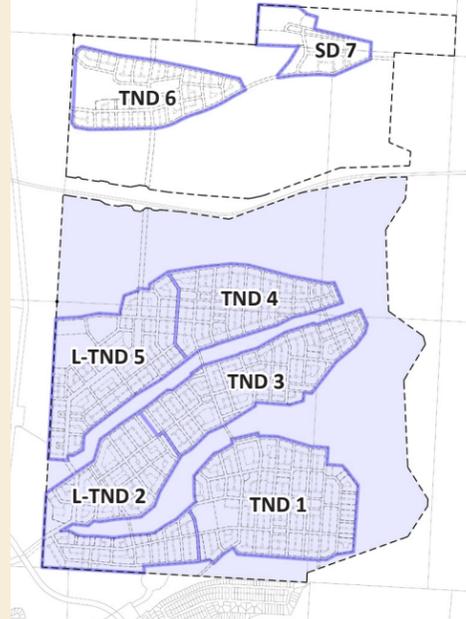


EXHIBIT F



SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for terminated vistas:

For New Communities, per §21.30.090 (A) (6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

- ||||| Mandatory Retail
- ||||| Recommended Retail
- Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- New Community Boundary

KEY:

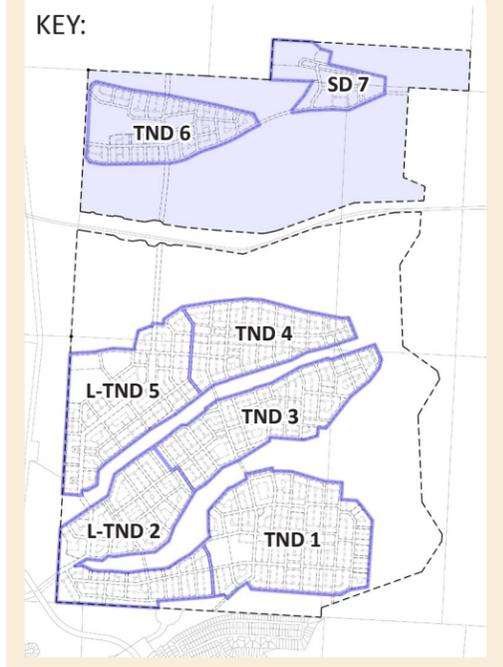


EXHIBIT F

SPECIAL REQUIREMENTS PLAN

 Compliant with Special Requirements for A/B Grid:*

For New Community Plans, per section §21.40.070(1): "A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a Pedestrian Shed."

*The locations indicated are recommended.

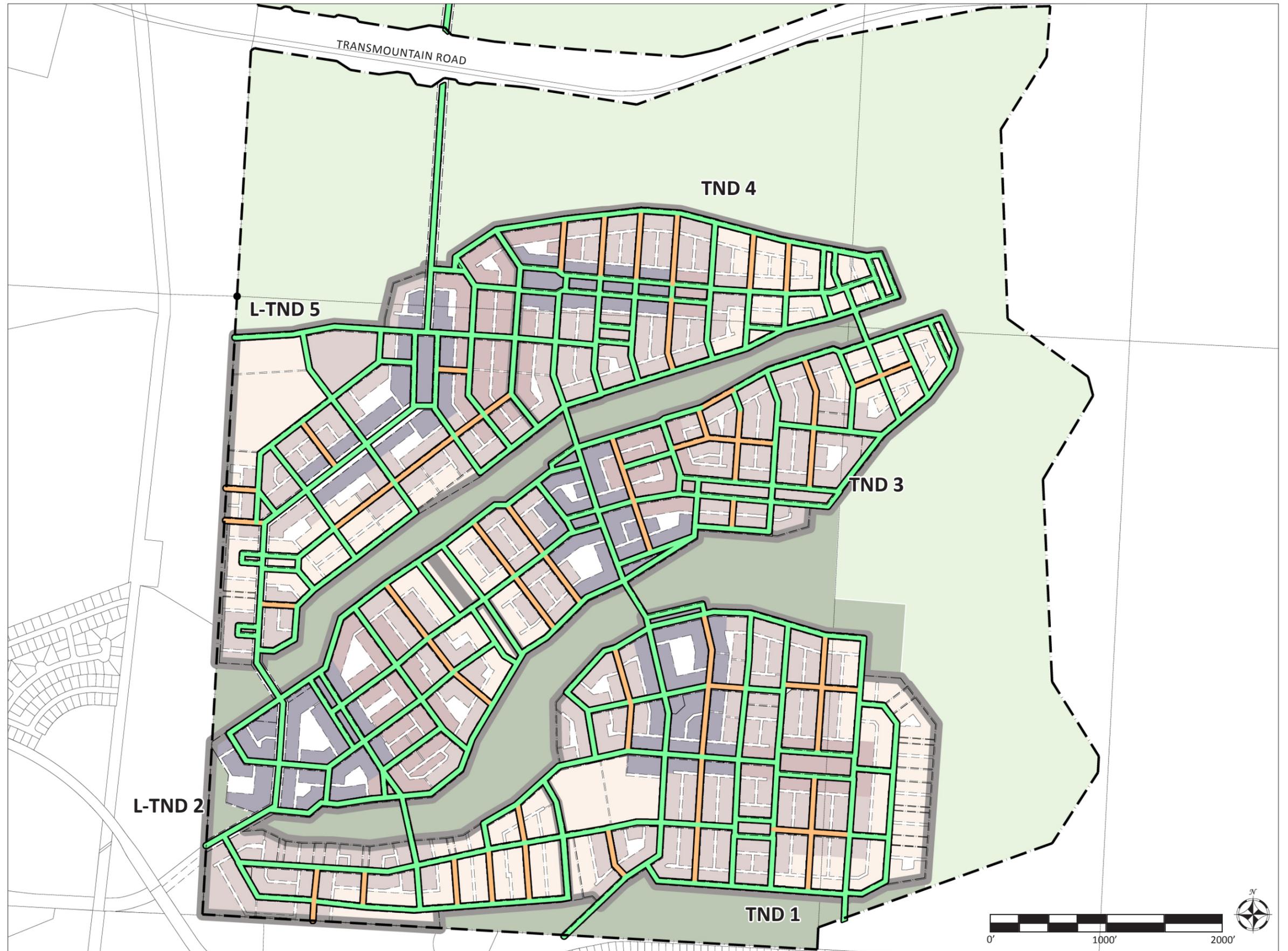
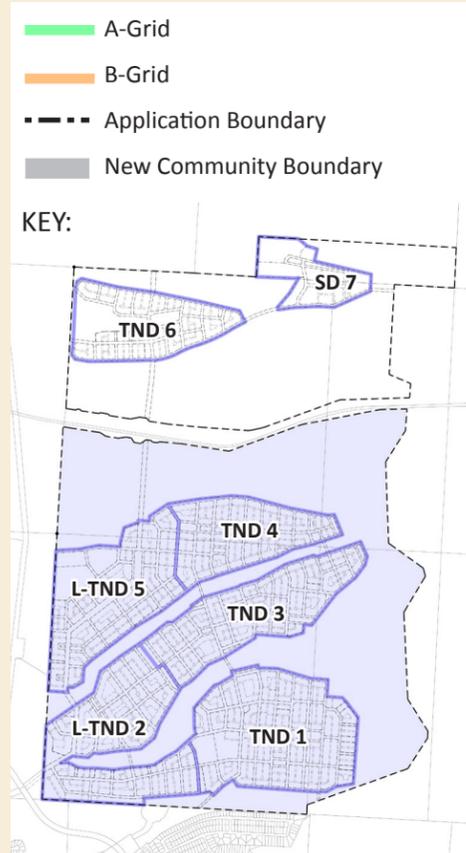
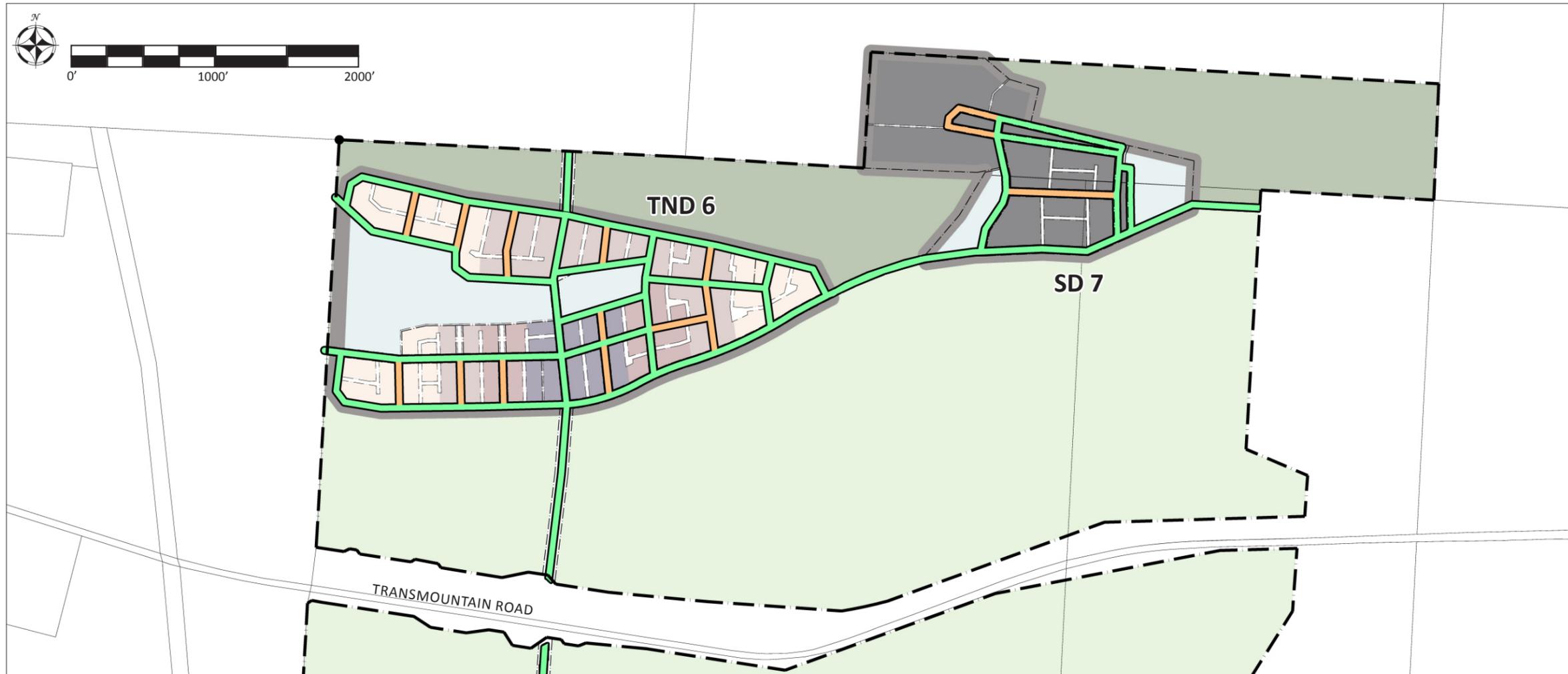


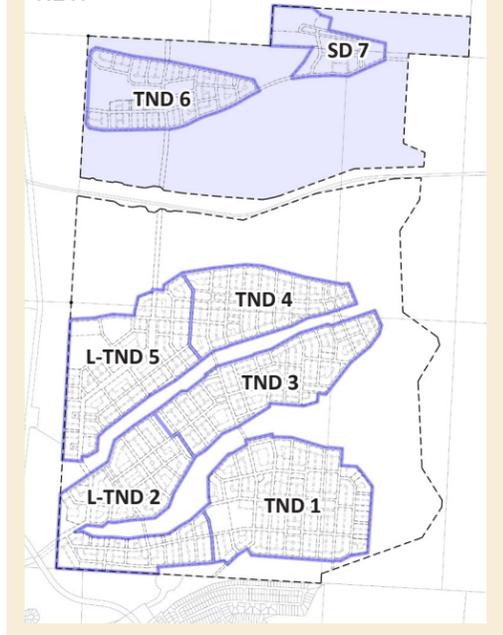
EXHIBIT F



SPECIAL REQUIREMENTS PLAN

- A-Grid
- B-Grid
- Application Boundary
- New Community Boundary

KEY:



| A/B GRID ALLOCATION TABLE | | |
|---------------------------|-------------|-------------|
| | A-Grid | B-Grid |
| Requirement | minimum 70% | maximum 30% |
| TND 1 | 78% | 22% |
| L-TND 2 | 87% | 13% |
| TND 3 | 76% | 24% |
| TND 4 | 85% | 15% |
| L-TND 5 | 87% | 13% |
| TND 6 | 79% | 21% |
| SD 7 | 79% | 21% |

EXHIBIT F

BLACK AND WHITE REGULATING PLAN FOR RECORDING

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

KEY:

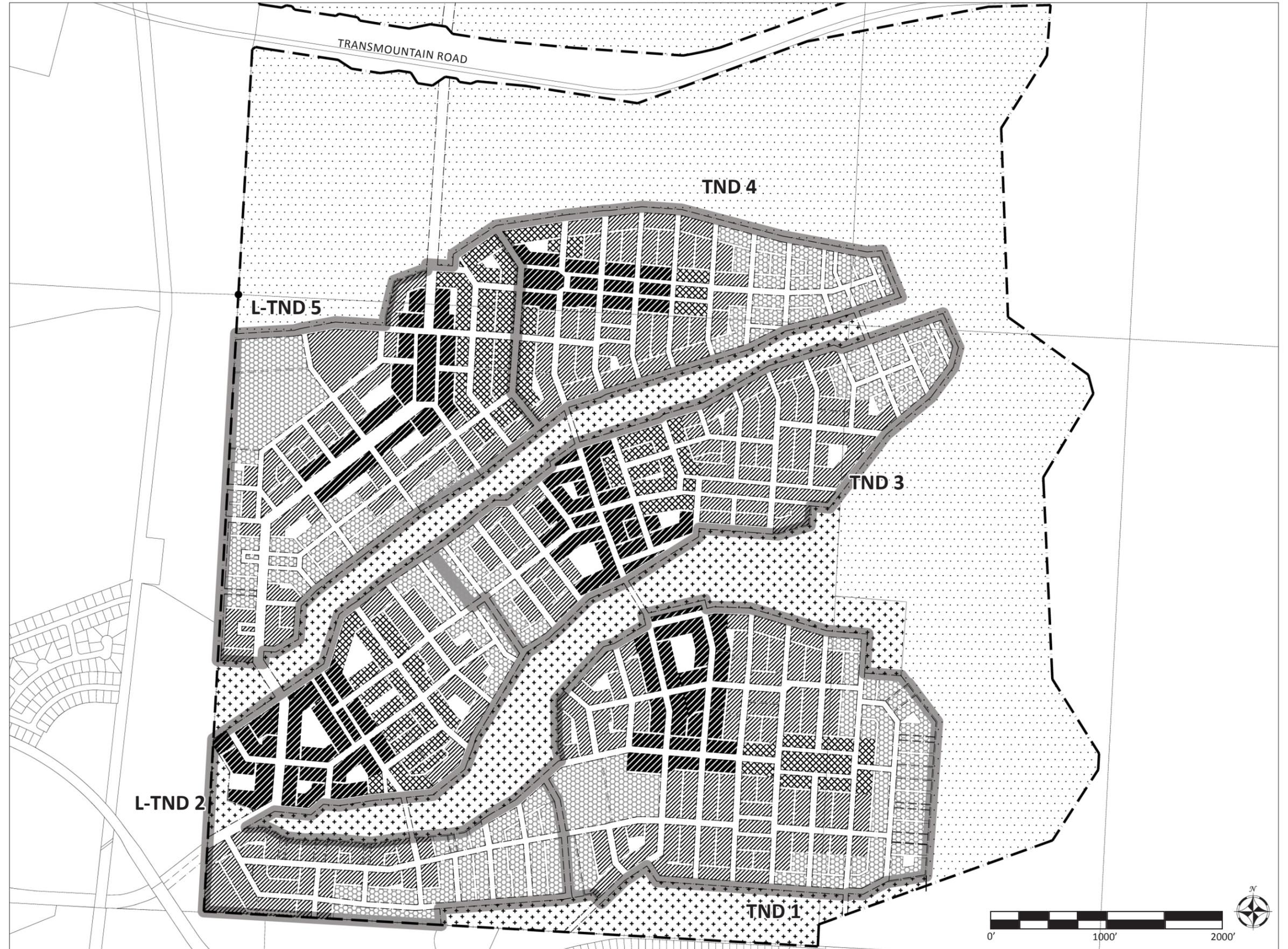
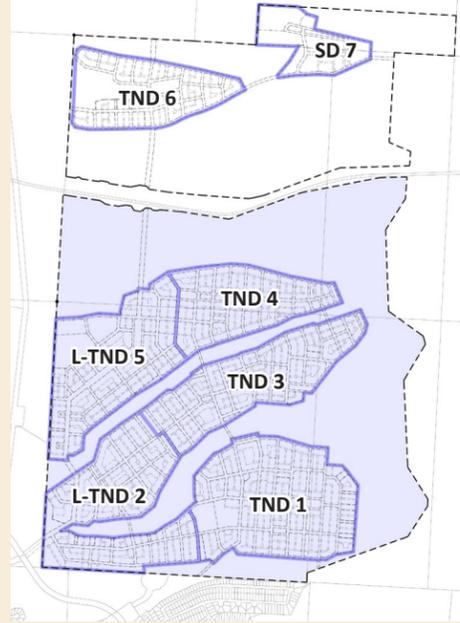
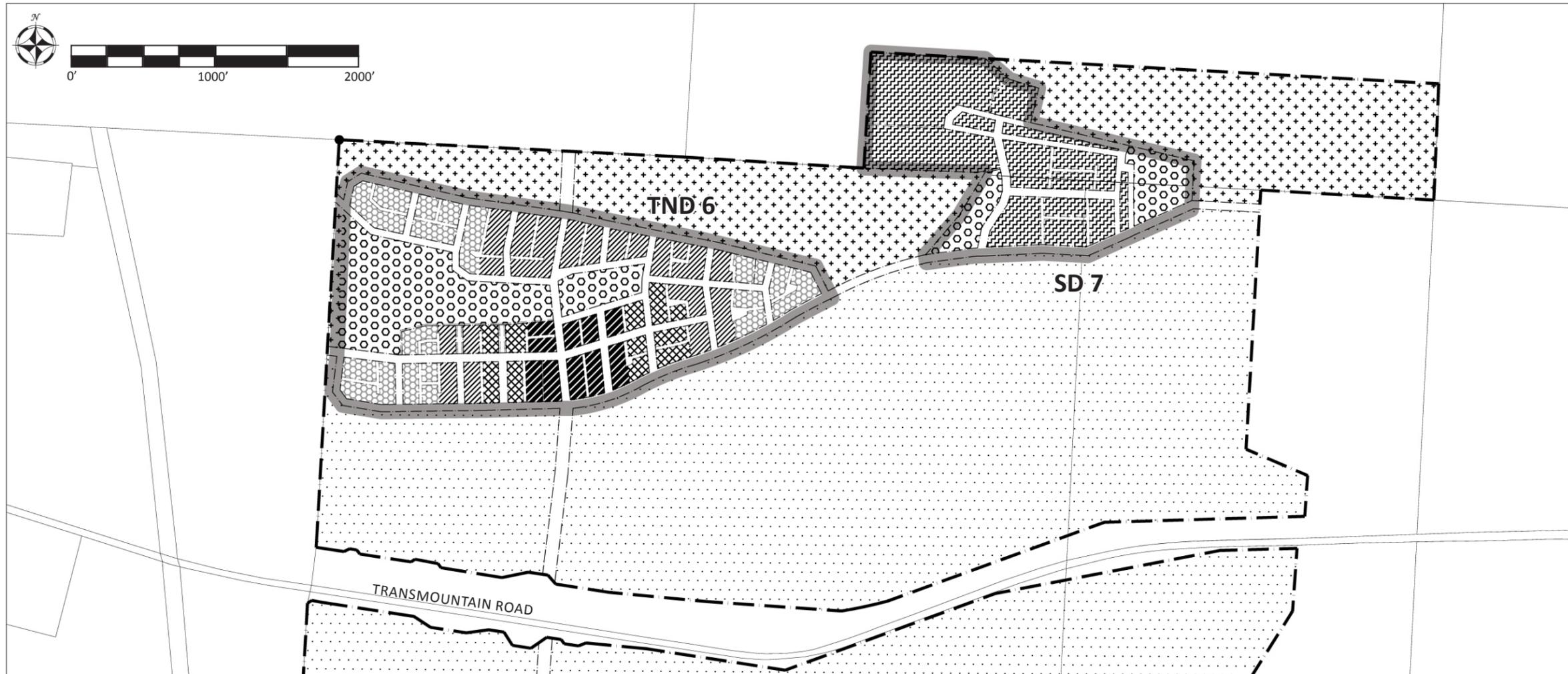
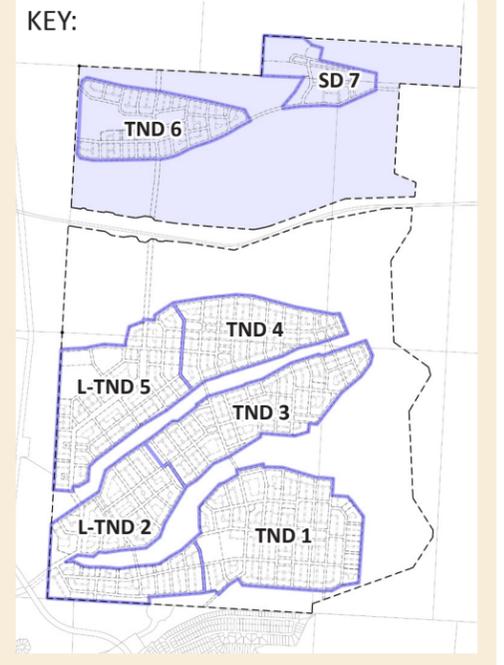


EXHIBIT F



BLACK AND WHITE REGULATING PLAN FOR RECORDING

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



SPECIAL DISTRICT REQUIREMENTS

This page contains the regulations for **SD 7 - Northwest Park** (designated as “Special District” on the Transmountain Corridor & Northwest Master Plan Regulating Plan).

SD 7

a. ALLOCATION OF ZONES

| | |
|-----|-----|
| CLD | N/A |
| TND | N/A |
| TOD | N/A |

b. BASE RESIDENTIAL DENSITY

| | |
|-----------------|-----------|
| By Right | 24 |
| By TDR | N/A |
| Other Functions | 50 - 100% |

c. BLOCK SIZE

| | |
|-----------------|---------------|
| Block Perimeter | 3000 ft. max. |
|-----------------|---------------|

d. THOROUGHFARES

| | |
|---------------|---------------|
| HW | not permitted |
| BV | not permitted |
| AV | not permitted |
| CS | permitted |
| DR | permitted |
| ST | permitted |
| RD | not permitted |
| Rear Lane | permitted |
| Rear Alley | permitted |
| Path | permitted |
| Passage | permitted |
| Bicycle Trail | permitted |
| Bicycle Lane | permitted |
| Bicycle Route | permitted |

e. CIVIC SPACES

| | |
|------------|-----------|
| Park | permitted |
| Green | permitted |
| Square | permitted |
| Plaza | permitted |
| Playground | permitted |

f. LOT OCCUPATION

| | |
|--------------|-----|
| Lot Width | N/A |
| Lot Coverage | N/A |

g. SETBACKS - PRINCIPAL BUILDING

| | |
|---------------|-------------------------|
| Front Setback | 0 ft. min., 20 ft. max. |
| Side Setback | 0 ft. min. |
| Rear Setback | 0 ft. min. |

h. BUILDING Disposition

| | |
|----------|-----------|
| Edgeyard | permitted |
| Sideyard | permitted |
| Rearyard | permitted |

i. PRIVATE FRONTAGES

| | |
|-------------------|-----------|
| Common Yard | permitted |
| Porch & Fence | permitted |
| Terrace, Dooryard | permitted |
| Forecourt | permitted |
| Stoop | permitted |
| Shopfront | permitted |
| Gallery | permitted |
| Arcade | permitted |
| Parking Lot | permitted |

j. BUILDING CONFIGURATION

| | |
|--------------------|-----------------|
| Principal Building | 6 Stories, max. |
| Outbuilding | N/A |

k. BUILDING FUNCTION

| | |
|-------------|----------------|
| Residential | not applicable |
| Lodging | open use |
| Office | open use |
| Retail | open use |

DISPOSITION

CONFIGURATION

FUNCTION



**CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: February 4, 2013

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager

FROM: Elizabeth Gibson, Senior Planner

SUBJECT: REZONING PZRZ12-00041

On January 16, 2013, the Open Space Advisory Board heard and recommended approval of this rezoning case, with two conditions; they are as follows:

1. That Civic Space No. 35 be designed in a manner responsive to the topographic conditions of the site; and
2. That Bridges be used on all thoroughfares crossing arroyos and flow paths, with the exception that culverts may be used for the two southwestern crossings providing the connecting point between the southern and northern portions of L-TND 2, and the connection between L-TND2 and L-TND 5.



**CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: February 4, 2013

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager

FROM: Elizabeth Gibson, Senior Planner

SUBJECT: REZONING PZRZ12-00041

The City Plan Commission (CPC) meeting is scheduled for February 7, 2013. Recommendation is pending.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00041
Application Type: SmartCode Rezoning Application
CPC Hearing Date: February 7, 2013
Staff Planner: Elizabeth Gibson, (915) 541-4730, gibson@elpasotexas.gov

Location: North of Inca Dove Avenue & Cabana Del Sol Drive; South of Sections 9 & 10, Block 82, Township 1, Texas & Pacific Railway Company Surveys; East of The Falls at Cimarron #2 Subdivision; and West of Franklin Mountains State Park.

Legal Description: A 484.7490 acre parcel of land legally described as a portion of ~~Tract 1~~, Nellie D. Mundy Survey No. 246; a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys; and a portion of Tract 1, S. J. Larkin Survey No. 269, located within the corporate limits of the City of El Paso, El Paso County, Texas; and a 1,175.2332 acre parcel of land legally described as all of S. J. Larkin Survey No. 267; a portion of Nellie D. Mundy Survey No. 246; a portion of Tract 1, S. J. Larkin Survey No. 268; and a portion of Tract 1A, S. J. Larkin Survey No. 269, located within the corporate limits of the City of El Paso, El Paso County, Texas.

Acreage: 1,660 acres

Rep District: District 1

Zoning: URD (Urban Reserve District) and R-3 (Residential)

Existing Use: Vacant

Request: From URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone)

Proposed Use: Mixed Use Development – 6 New Community Traditional Neighborhood Developments and one Special District

Property Owner: The City of El Paso

Applicant: The City of El Paso

Representative(s): El Paso Water Utility – Public Service Board / Dover, Kohl, & Partners

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential): Vacant

South: R-3 (Residential), R-3A (Residential), R-3A/c (Residential/conditions): Single-family Detached

East: R-3 (Residential), PMD (Planned Mountain Development): Vacant

West: R-3A (Residential), R-3A/c (Residential/conditions), C-3/c (Commercial/conditions): Vacant

Plan El Paso Land Use Designation: O-7 (Urban Expansion), O2 (Natural); Northwest Planning Area

Nearest Park: Cimarron Cove Park (0.03 miles)

Nearest School: Kohlberg Elementary (0.65 miles)

NEIGHBORHOOD ASSOCIATIONS

- Coronado Neighborhood Association
- Save the Valley
- Upper Mesa Hills Neighborhood Association
- Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 23, 2013. In total, 138 notices were mailed out and approximately 10 informational calls were received, none for or against the rezoning.

CASE HISTORY

On March 20, 2012, following a publicly held charette for the redesign of land included in the Northwest Master Plan, City Council selected Scenario One of three possible development strategies. The motion made by Council directed City staff to begin processing a SmartCode application for the 1,660 acre parcel of land, which requires the development of a Regulating Plan for the area. The Regulating Plan, included as an attachment to this rezoning case, lays out the rules that will guide all new development within the region, identifying its appropriate form and scale, while adhering to Community expressed goals for the area.

On March 27, 2012, a working group composed of City and PSB staff began weekly meetings to oversee the development of the Regulating Plan, as well as to identify potential conservation options for land in the area not needed for development. The working group recommended conservation of approximately 660 acres of land within the Northwest Master Plan area through conveyance of the land to the Franklin Mountain State, a recommendation that was unanimously accepted by the PSB in June of 2012 and later by City Council in July of the same year.

Before conveyance of the land to the Texas Parks Wildlife Department, City staff has continued to work closely with both PSB staff and consultant, Dover, Kohl, and Partners to develop a Regulating Plan that reflects the goals expressed by citizens throughout the charette process, paying close attention to conservation of key areas of open space. This rezoning case, PZRZ12-00041, is the culmination of those efforts.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from its current zoning district, URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone). The rezone would permit the development of approximately 750 acres of land, while the remaining 910 acres within the application boundary are allocated to the T1 Natural Zone. In total, six new community traditional neighborhood developments are planned, each of which exhibits all characteristics of a complete neighborhood, including a mix of uses, walkable blocks, and dedicated Civic Zones, all within walking distance of one another. In addition, a new Special District is planned, known as SD7 or the Northwest Park. SD7 is intended to one day serve as a visitor's center and potential wilderness resort, highlighting the Franklin Mountain State Park.

The plan builds incrementally from the intersection of Paseo del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The plan strives to preserve the scenic corridor along Transmountain Road and is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement and all new neighborhoods are complete, compact, connected, and pedestrian-friendly.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from its current zone, URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone) based on compatibility with *Plan*

El Paso and the adjacent property uses in the area. The development complies with Title 21 (SmartCode) of the El Paso City Code and furthers the City Council direction to promote smart growth in the City.

Plan El Paso – Regional Land Use Patterns

All applications for rezoning shall demonstrate compliance with the following criteria:

Goal 1.10: A new Future Land Use Map is an integral part of *Plan El Paso*. This map has been created to assist City officials and private developers in understanding the growth management goals and policies of this plan, particularly as to the form, direction, and timing of future development. The designations on this map are subject to change as El Paso grows and *Plan El Paso* is modified accordingly.

Policy 1.10.2: The seven open-space sectors on the base map are defined as follows:

O-2 Natural: Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status. Examples include the Castner Range and private tracts in and around the Franklin Mountains and Hueco Tanks State Parks. City regulations and policy decisions should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered especially when key drainage features can be protected.

O-7 Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

Goal 1.5: The City of El Paso has grown primarily by outward expansion. This pattern has become untenable because the undevelopable wedges created by Fort Bliss and the Franklin Mountains have forced outward expansion so far from central El Paso. The amount of commuting required by this development pattern throughout the City will be increasingly impractical in an era of high gasoline prices and the need to control climatic changes caused in part by overuse of fossil fuels. The City of El Paso will be cautious about authorizing further outward expansion until it can be demonstrated to be essential to accommodate growth and the land to be developed is an excellent location for expansion.

Policy 1.5.1: The City strongly recommends that further outward expansion take the form of complete new neighborhoods that have characteristics of El Paso's most revered older neighborhoods. This policy applies to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map.

Policy 1.5.3: Arroyos are ravines carved over many years by rainfall moving across the earth. Arroyos feature a high degree of biodiversity and are an important part of the local ecology and landscape and the regional drainage pattern. This plan discourages urban development of remaining critical arroyos.

Goal 1.4: The City of El Paso notes that recent development patterns have created isolated and oversized concentrations of homogeneous land uses which force residents into automobile travel for daily needs and make it difficult for residents to stay within the same neighborhood when they need a different type or size of housing. The City wishes to augment this conventional development pattern with strategic suburban retrofits or urban infill where practical. This goal and policy apply to land in G-4 "Suburban" growth sector and to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map. G-3 and G-4 sectors, as depicted on the Future Land Use Map, may be permitted to continue development and uses as are consistent with the surrounding and existing development in the area. Also see goals and policies in the Urban Design Element.

Policy 1.4.1: The City's zoning and land development regulations should be reviewed and amended when appropriate to encourage new neighborhoods to have:

- a. Greater interconnection of internal streets;
- b. Provision of small parks and civic functions within neighborhoods;
- c. A greater variety of housing types within each neighborhood; and
- d. Protection of natural features such as critical arroyos.

COMMENTS

Transportation Planning

No objections to the proposed rezoning.

City Development Department – Planning Division – Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Department, Land Development Section.*

* This requirement will be applied at the time of development.

Sun Metro

We have received and reviewed the supplied revised Northwest Regulating Plan. Upon review Sun Metro is in agreement with the proposed revisions made on Pages 22-23 under the “Sun Metro Bus Route Thoroughfare Assemblies”. The 11’ lanes will provide our fleet with sufficient passage space for possible future routing. If you have any questions or concerns, please feel free to contact us. Thank you for your assistance.

Fire Department

Request Civic Building site be reserved for Fire Department.

El Paso Water Utilities – Engineering

Request note be added to Regulating Plan regarding provision of infrastructure is contingent on review of densities at the platting phase.

Police Department – Pebble Hills Regional Command

Thank you for the notification. These changes do not pose a problem for us.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in the CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Northwest Regulating Plan



Illustrative rendering showing the surrounding natural areas as amenities for development at the edge of the neighborhood.

SMARTCODE APPLICATION

EL PASO, TEXAS

CODE OF ORDINANCES
TITLE 21 APPLICATION

TRANSMOUNTAIN CORRIDOR
& NORTHWEST REGULATING
PLAN

NEW COMMUNITY -
TRADITIONAL NEIGHBORHOOD
DEVELOPMENT

PREPARED FOR THE CITY OF EL PASO,
CITY DEVELOPMENT DEPARTMENT

JANUARY 15, 2013

TABLE OF CONTENTS

| | | |
|--------------------------|---------|---|
| <input type="checkbox"/> | Page 2 | TABLE OF CONTENTS |
| <input type="checkbox"/> | Page 3 | CODE COMPLIANCE CHECKLIST |
| <input type="checkbox"/> | Page 4 | EXISTING ZONING |
| <input type="checkbox"/> | Page 5 | AERIAL |
| <input type="checkbox"/> | Page 6 | ILLUSTRATIVE PLAN |
| <input type="checkbox"/> | Page 7 | SITE PLAN |
| <input type="checkbox"/> | Page 8 | TRANSECT ZONE ALLOCATION |
| <input type="checkbox"/> | Page 10 | MAXIMUM BLOCK SIZE |
| <input type="checkbox"/> | Page 12 | CIVIC SPACE |
| <input type="checkbox"/> | Page 14 | PLAYGROUNDS |
| <input type="checkbox"/> | Page 16 | DENSITY CALCULATIONS |
| <input type="checkbox"/> | Page 18 | THOROUGHFARE NETWORK |
| <input type="checkbox"/> | Page 20 | THOROUGHFARE ASSEMBLIES |
| <input type="checkbox"/> | Page 22 | SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES |
| <input type="checkbox"/> | Page 24 | PEDESTRIAN AND BICYCLE NETWORK |
| <input type="checkbox"/> | Page 26 | SPECIAL REQUIREMENTS |
| <input type="checkbox"/> | Page 28 | SPECIAL REQUIREMENTS - A/B GRID |
| <input type="checkbox"/> | Page 30 | BLACK AND WHITE REGULATING PLAN FOR RECORDING |
| <input type="checkbox"/> | Page 32 | SPECIAL DISTRICT REQUIREMENTS |

WARRANT / VARIANCE REQUESTS

- None requested

PROJECT TEAM

Dover, Kohl & Partners

Town Planning

Victor Dover

Jason King

Pamela Stacy

Andrew Georgiadis

Justin Falango

Chris Podstawski

Kenneth Garcia

James Dougherty

Eduardo Castillo

The Street Plans Collaborative

Coding

Anthony Garcia

Mike Lydon

CEA Group

Texas Planning

Jorge L. Azcarate

Jorge Grajeda

Urban Advantage

Illustrations

Steve Price

Hall Planning & Engineering

Transportation Planning

Rick Hall

Criterion Planners

Scenario Planning

Eliot Allen

Josh Ahmann

CODE COMPLIANCE CHECKLIST

New Community

Infill Community

Black & White Site Plan

Legal Description

Regulating Plans

Transect Zones/Density

Civic Zones

Playgrounds

Special Districts *(if any)*

Special Requirements *(if any)*

Thoroughfare Network

Block Network/Size

Additional Required Information

Request for warrant or variance

Proof of Notice

Per Section 21.10.040 - Process, General to all Plans. *(Municode last updated June 5, 2012)*

A. Any property to be developed under this code must be part of an approved new community plan or an infill plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this title respectively.

B. Any property to be developed under this title must be zoned "SmartCode Zone." The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:

a. For new community plans. A map or set of maps showing:

(1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;

(2) Special districts if any; (Section 21.30.060

(3) Special requirements if any; (Section 21.30.090

(4) The thoroughfare networks and block layout; and

(5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

b. For infill community scale plans. A map or set of maps showing the following:

(1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;

(2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;

(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

(4) Special districts, if any (Section 21.40.050);

(5) Special requirements, if any (Section 21.40.070); and

(6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;

3. Any requests for warrants or variances; and

4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

COMMUNITY TYPE

Per Sec. 21.30.020 - Sequence of community design for New and Infill Communities,

"Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities."

Indicate the applicable Community Type:

Infill TND (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.

Infill RCD (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.

Infill TOD (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

New Community Clustered Land Development (CLD). Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.

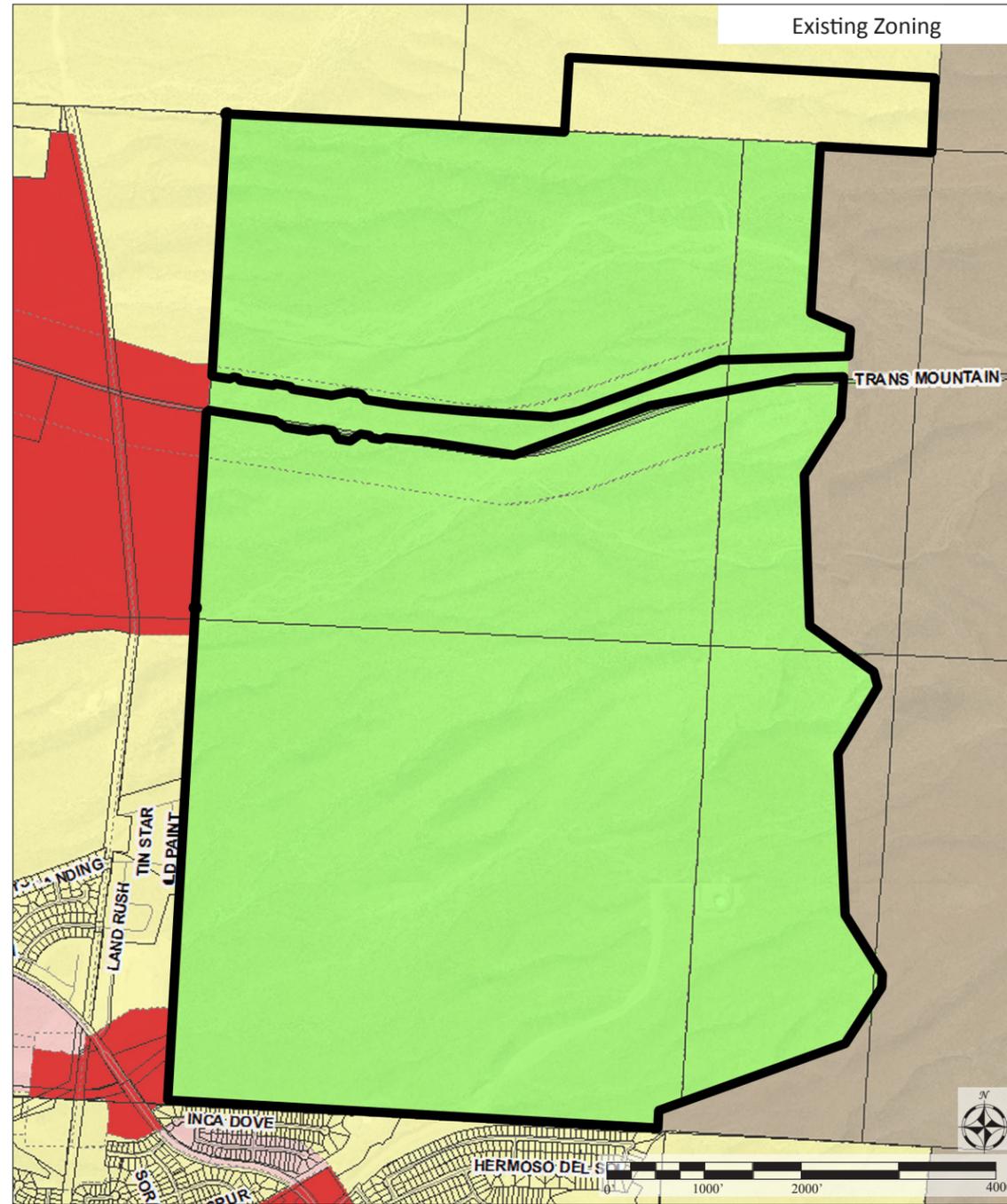
New Community Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.

New Community Regional Center Development (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.

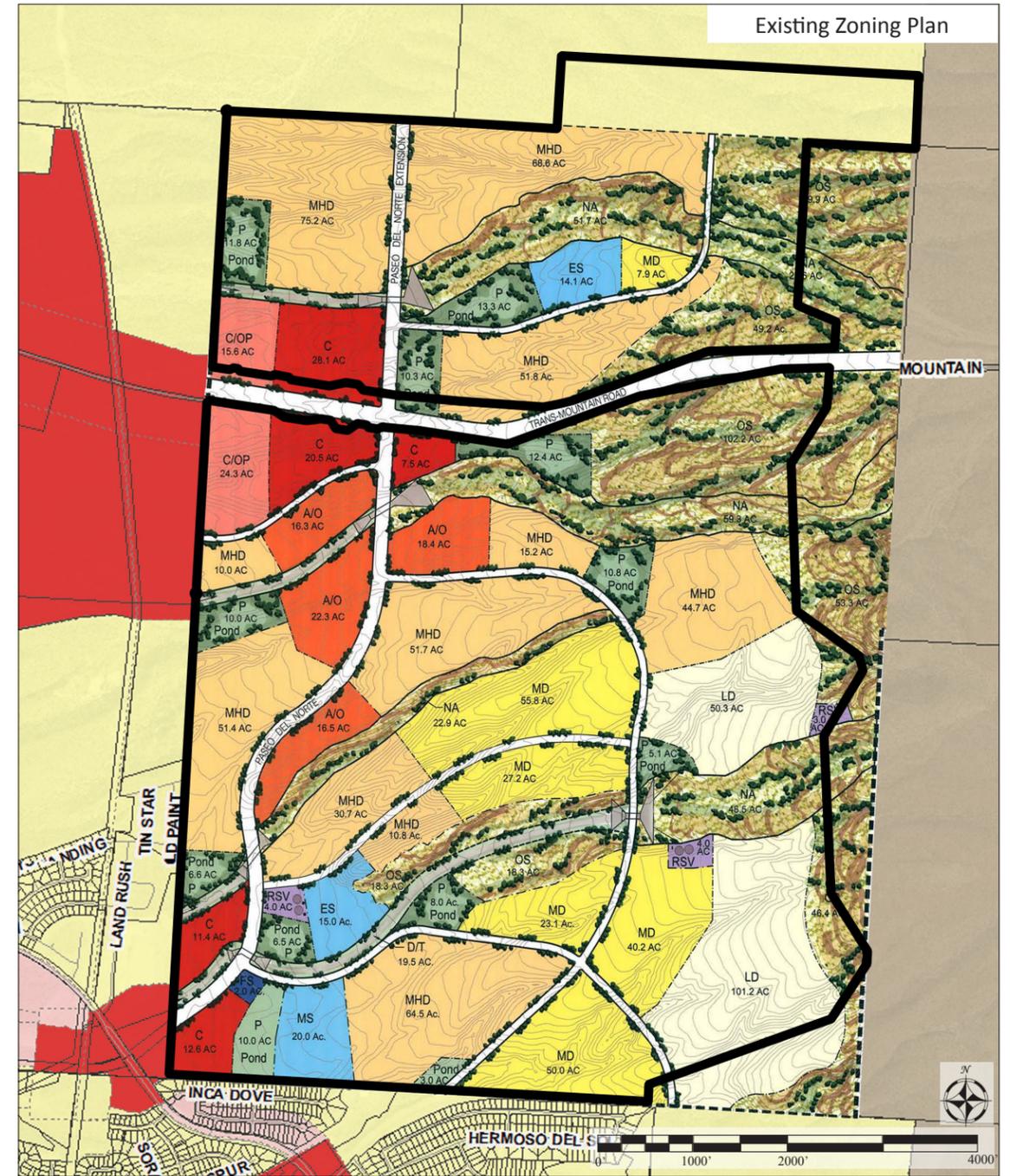
New Community Transit-Oriented Development (TOD) Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

EXISTING ZONING MAP

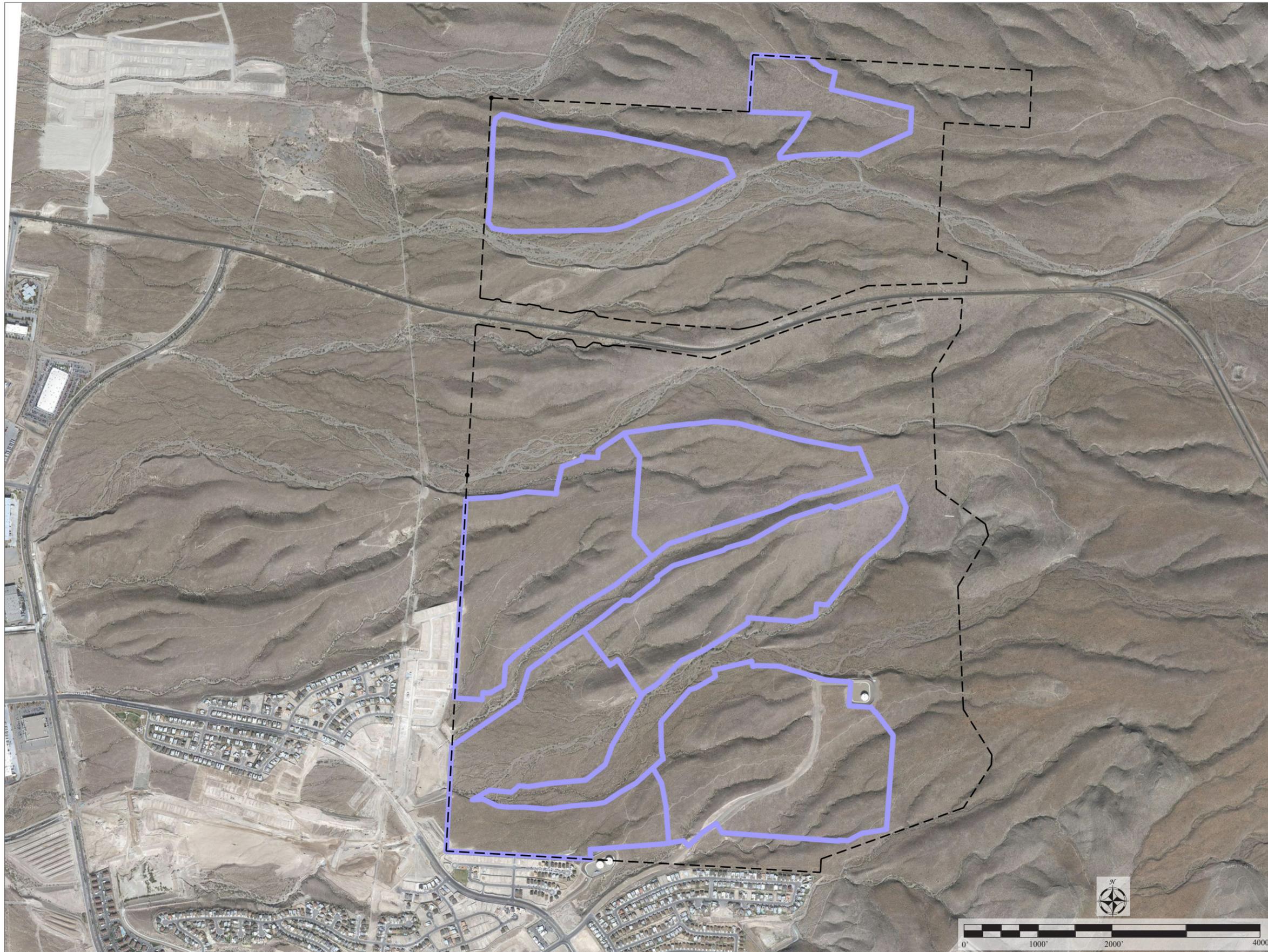
Compliant with §21.10.040 (B)(1), the legal description of the properties are attached to this application.



- Zoning Districts**
- Urban Reserve District
 - Commercial (C-1, C-3, C-4)
 - Light Industrial (M-1)
 - Apartment / Office (A-0-C)
 - Residential (R-3)
 - Planned Mountain Development (PMD)
 - Application Boundary



- Urban Reserve District (URD)**
- Commercial (C)
 - Commercial / Office Park (C/OP)
 - Apartment / Offices (A/O)
 - Medium / High Density Residential (MHD)
 - Medium Density Residential (MD)
 - Low Density Residential (LD)
 - Fire Station (FS)
 - School (ES / MS)
 - Park / Pond
 - Open Space (OS)
- Other Zoning Districts**
- Commercial (C-1, C-3, C-4)
 - Light Industrial (M-1)
 - Apartment / Office (A-0-C)
 - Residential (R-3)
 - Planned Mountain Development (PMD)
 - Application Boundary
- Other Zoning Districts**
- Natural Arroyo (NA)
 - Drainage / Trail
 - Reservoir (RSV)



AERIAL

Compliant with §21.10.040 (B)(4)

Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

Application Boundary
 New Community Boundary

ILLUSTRATIVE PLAN

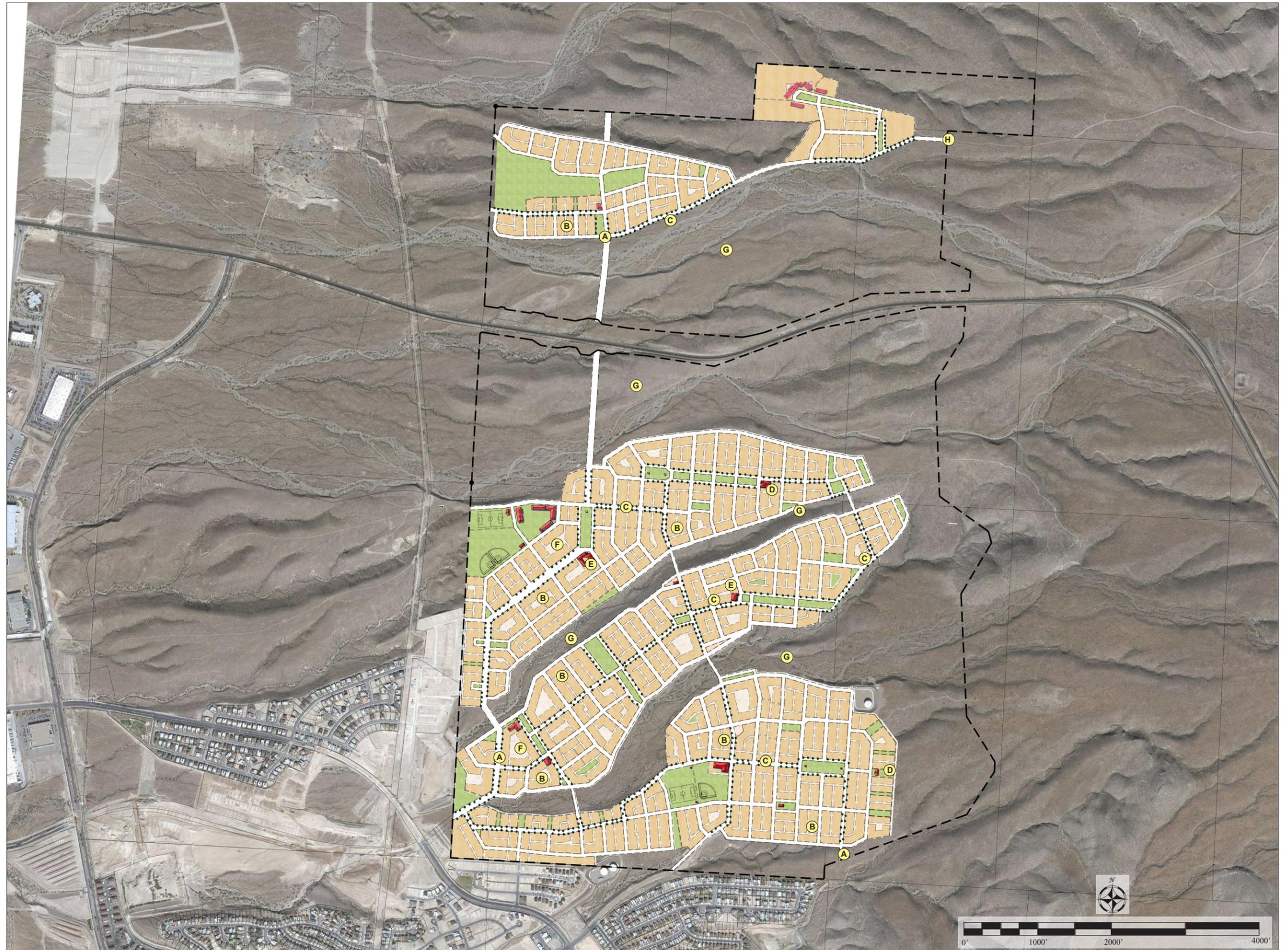
The plan builds incrementally from the intersection of Paseo Del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, workplaces, entertainment and civic uses. The plan is organized around a series of inviting, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

General Recommendations

- A** Primary street connections link the neighborhoods.
- B** Service alleys provide access to parking, utilities and trash pick up.
- C** Street trees provide shade and enhance the pedestrian experience.
- D** Memorable meeting places provide a sense of identity for the community.
- E** Civic buildings front greens.
- F** Parking is hidden from the pedestrian realm by liner buildings.
- G** Arroyos are treated as a public amenity.
- H** A new road provides a connection to Franklin Mountains State Park.

- Development Area
- Civic Buildings
- Greens
- Thoroughfares
- Application Boundary





- SITE PLAN**
- ☐ Compliant with §21.10.040 (B)(1) requiring black and white site plan.
 - ☐ Identify application type (See Project Data)
 - ☐ Identify Community Type and boundaries based on Pedestrian Shed. (See Project Data)

Pedestrian shed requirements for an New Communities are set forth in Sections §21.30.030

For New Community TNDs: "A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres." §21.30.030(B)(1)

PROJECT DATA

| | |
|------------------------------|--|
| PROJECT NAME: | Transmountain Corridor & Northwest Regulating Plan |
| Application Type: | New Community |
| Total Site Area: | 1,658.98 Acres |
| New Community Boundary Area: | 751.5 Acres |
| TND 1 Area: | 156.4 Acres |
| L-TND 2 Area: | 133.3 Acres |
| TND 3 Area: | 114.9 Acres |
| TND 4 Area: | 87.0 Acres |
| L-TND 5 Area: | 127.5 Acres |
| TND 6 Area: | 88.4 Acres |
| SD 7 Area (Northwest Park): | 44.0 Acres |

- Proposed Rights-of-Way
- Pedestrian Shed
- .- Application Boundary
- New Community Boundary

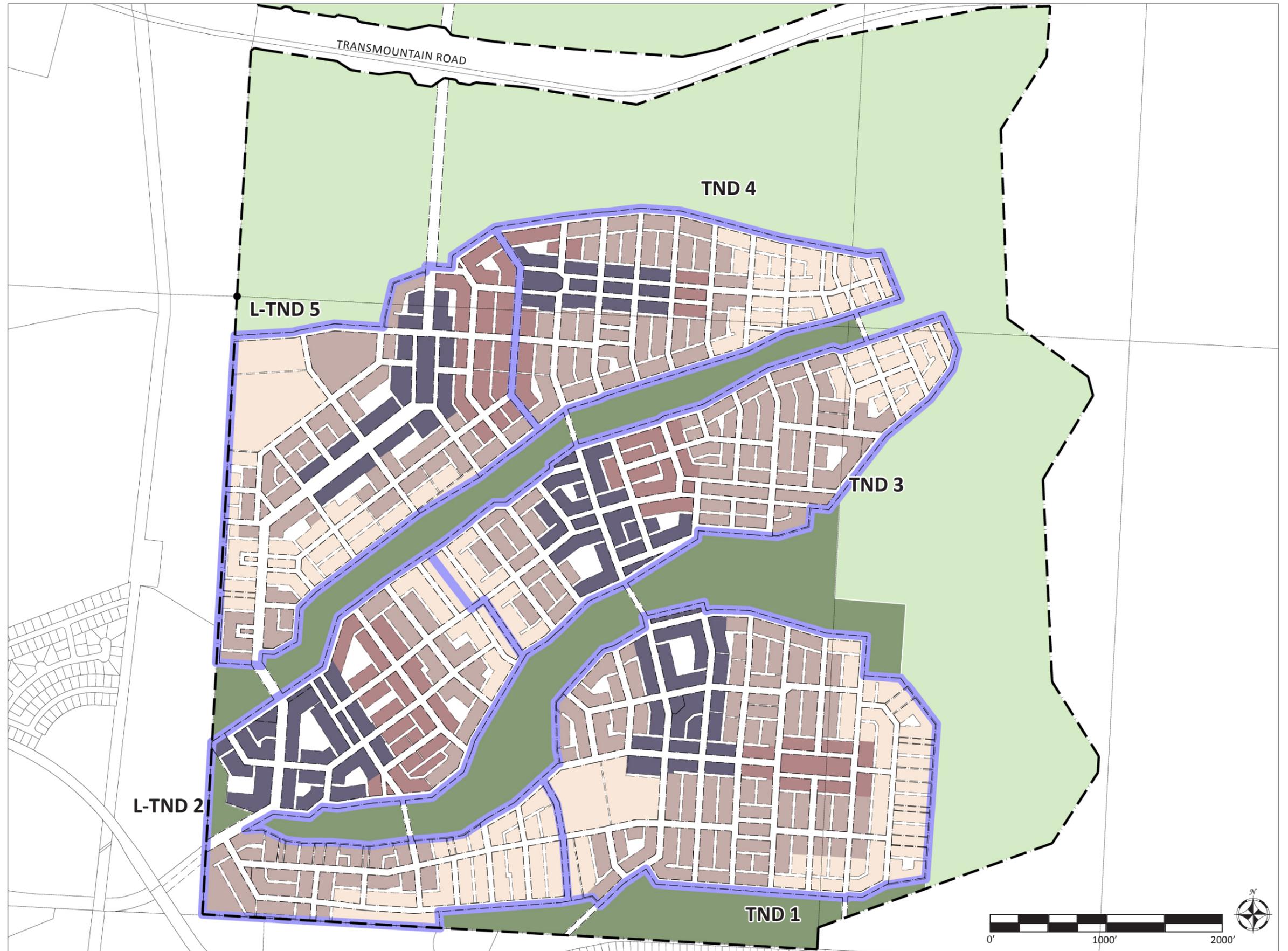
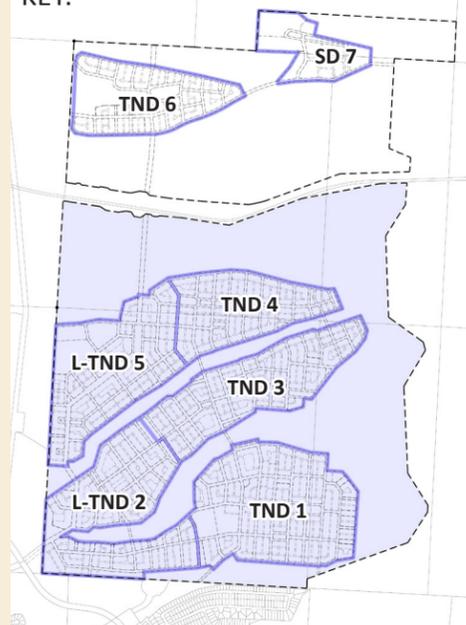
TRANSECT ZONE ALLOCATION

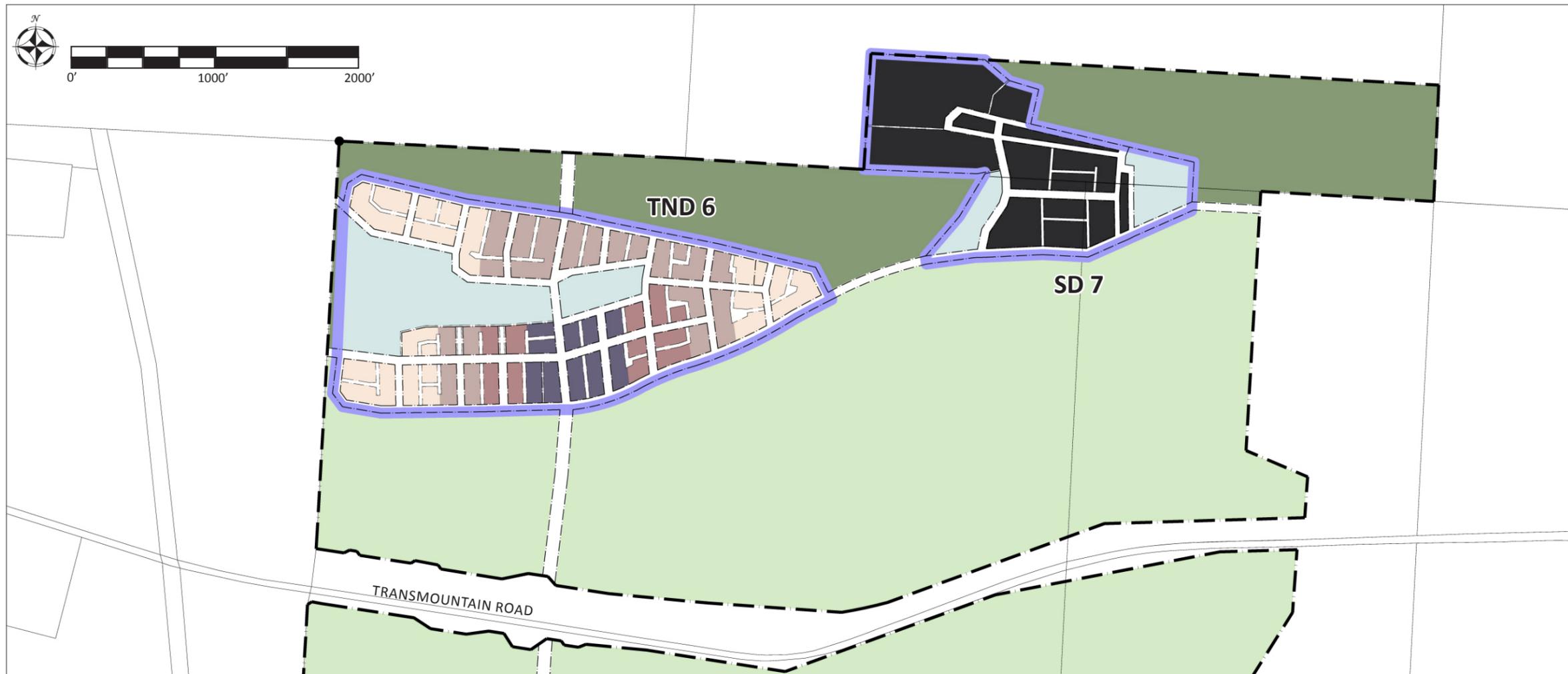
-  Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14 (A).
-  Compliance with the requirement that areas outside the Pedestrian Sheds (Community Boundaries) are T1, T2, T3, a special district or civic space per §21.30.020 (G).

(Continued next page)

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

KEY:





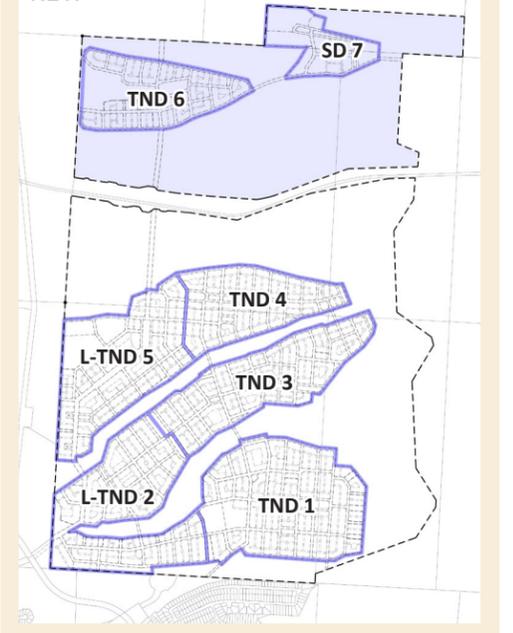
TRANSECT ZONE ALLOCATION

Compliance with stream buffers and thoroughfare crossings as set forth in §21.30.100(E)(2).

“The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan.”

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



Note: “TND Area” is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.

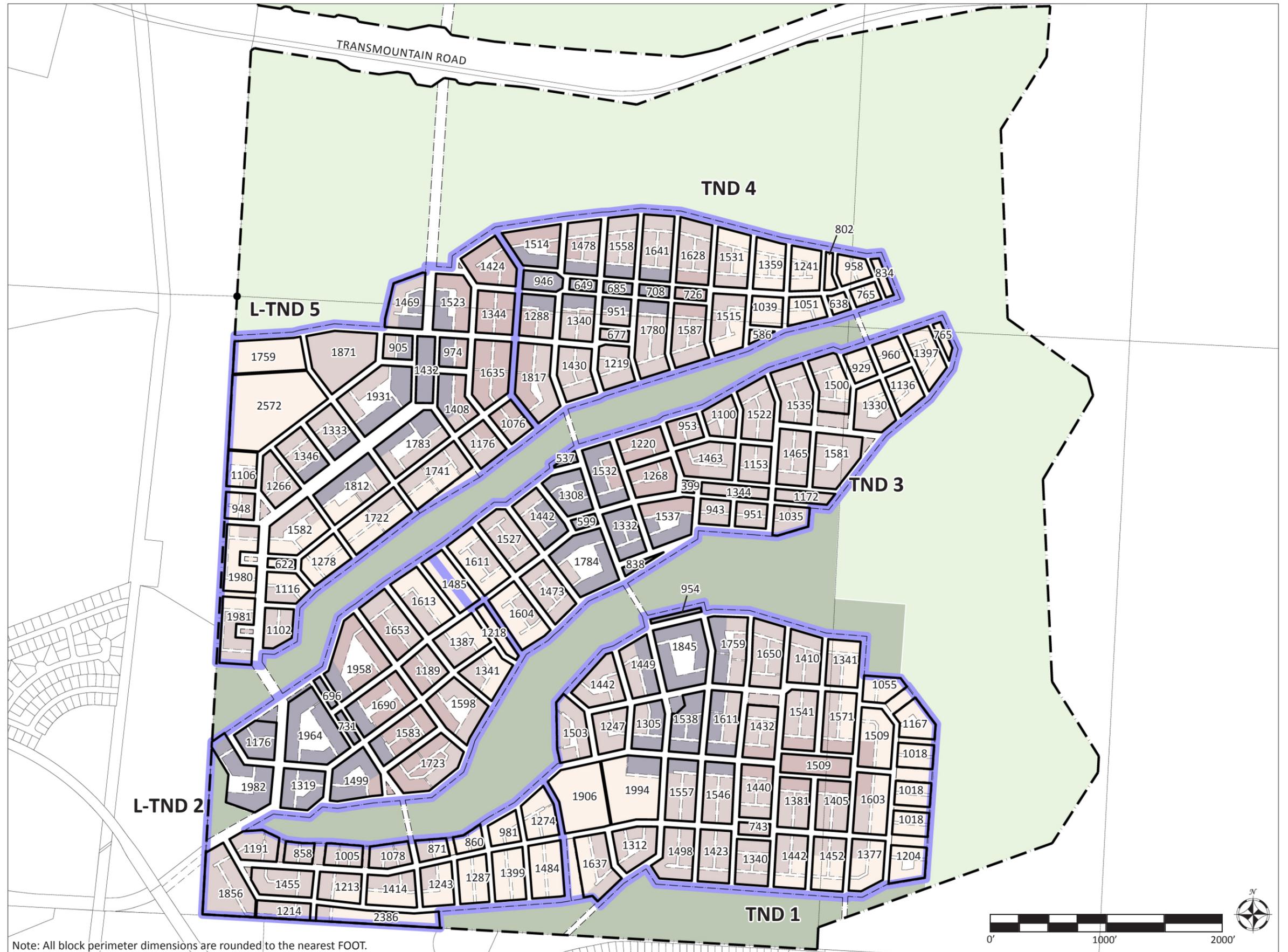
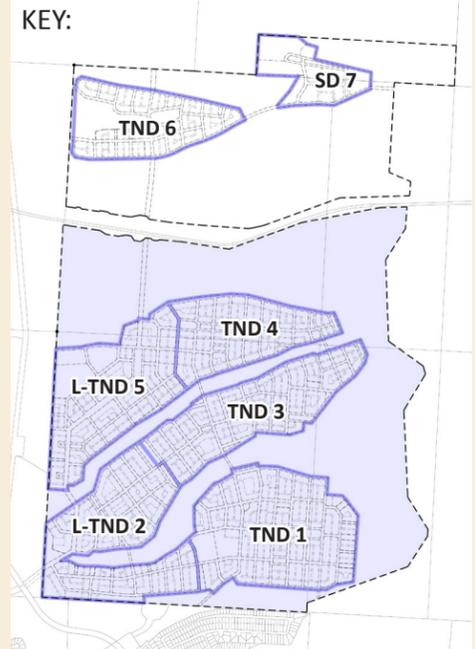
| TRANSECT ZONE ALLOCATION TABLE | | | | | | | | | | | | | |
|----------------------------------|---------------------|--------------|--------------|------------|---------------------|------------|---------------------|--------------|------------------------|------------|---------------------|------------|---------------|
| | SD SPECIAL DISTRICT | T1 NATURAL | T2 RURAL | | T3 SUB-URBAN | | T4 GENERAL URBAN | | | | T5 URBAN CENTER | | TOTAL |
| | Area (Acres) | Area (Acres) | Area (Acres) | % TND Area | Area (Acres) | % TND Area | T4 (Acres) | T4-O (Acres) | T4 + T4-O Area (Acres) | % TND Area | Area (Acres) | % TND Area | Area (Acres) |
| Requirement | no minimum | no minimum | no minimum | | 10%-30% of TND Area | | 30%-60% of TND Area | | | | 10%-30% of TND Area | | |
| TND 1 | - | - | - | - | 45.6 | 29% | 74.8 | 11.1 | 85.9 | 55% | 24.9 | 16% | 156.4 |
| TND 2 | - | 3.1 | - | - | 37.1 | 28% | 40.9 | 22.2 | 63.1 | 48% | 30.0 | 22% | 133.3 |
| L-TND 3 | - | - | - | - | 23.0 | 20% | 56.4 | 11.8 | 68.2 | 59% | 23.7 | 21% | 114.9 |
| TND 4 | - | - | - | - | 23.4 | 27% | 39.9 | 10.2 | 50.1 | 58% | 13.5 | 15% | 87.0 |
| TND 5 | - | - | - | - | 38.1 | 30% | 45.6 | 20.4 | 66.0 | 52% | 23.4 | 18% | 127.5 |
| L-TND 6 | - | 22.5 | - | - | 22.9 | 26% | 23.0 | 10.0 | 33.0 | 37% | 10.0 | 11% | 88.4 |
| SD 7 (NORTHWEST PARK) | 36.0 | 8.0 | - | - | - | - | - | - | - | - | - | - | 44.0 |
| OUTSIDE NEW COMMUNITY BOUNDARIES | - | 908.5 | - | - | - | - | - | - | - | - | - | - | 908.5 |
| TOTAL FOR SITE | 35.8 | 942.2 | - | - | 190.1 | - | 280.6 | 85.7 | 366.3 | - | 125.5 | - | 1660.0 |

(Acreage rounded to the nearest 10th of an acre.)

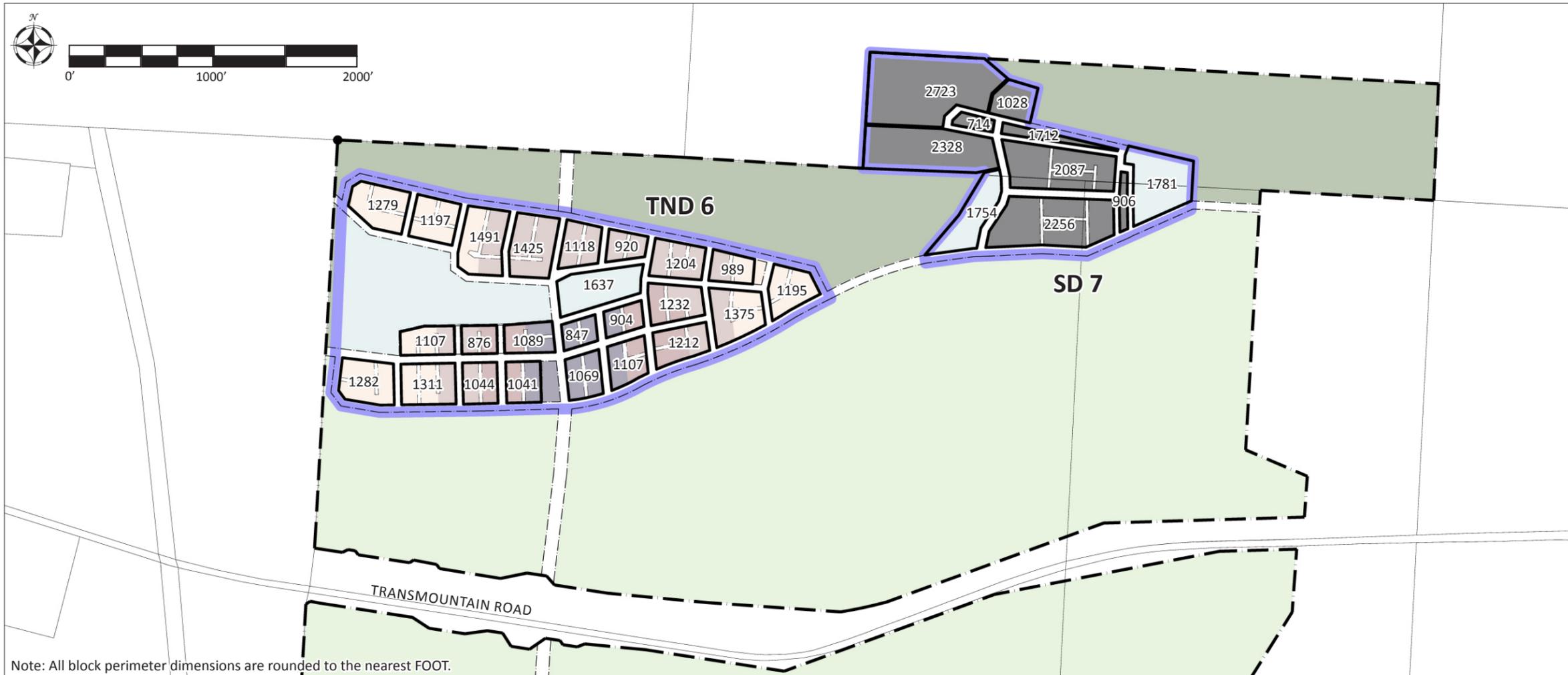
MAXIMUM BLOCK SIZE

Compliance with maximum block size requirements as set forth in §21.80 Table 14: Summary Table, Section C.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

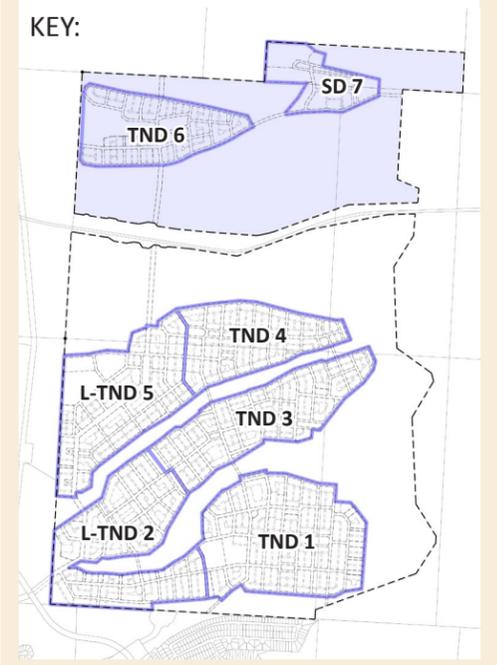


Note: All block perimeter dimensions are rounded to the nearest FOOT.



MAXIMUM BLOCK SIZE

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



| MAXIMUM BLOCK SIZE | | | | | | |
|--------------------|---------------------|------------|------------|---------------|-------------------------|-----------------|
| | SD SPECIAL DISTRICT | T1 NATURAL | T2 RURAL | T3 SUB-URBAN | T4 & T4-O GENERAL URBAN | T5 URBAN CENTER |
| Requirement | 3000' maximum | no maximum | no maximum | 3000' maximum | 2400' maximum | 2000' maximum |

Note: When a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.

CIVIC SPACE

Compliant with Civic Space Requirement:

For New Communities, §21.30.050(C)(3-5) and 21.80.160 Table 13:

“Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.”

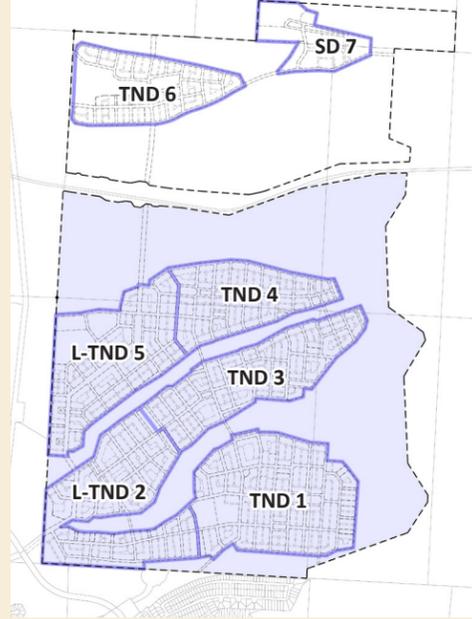
“Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c or 13d.”

For New Communities per §21.30.050(C) (1): “Each pedestrian shed shall assign at least five percent of its urbanized area to civic space.”

(Continued next page)

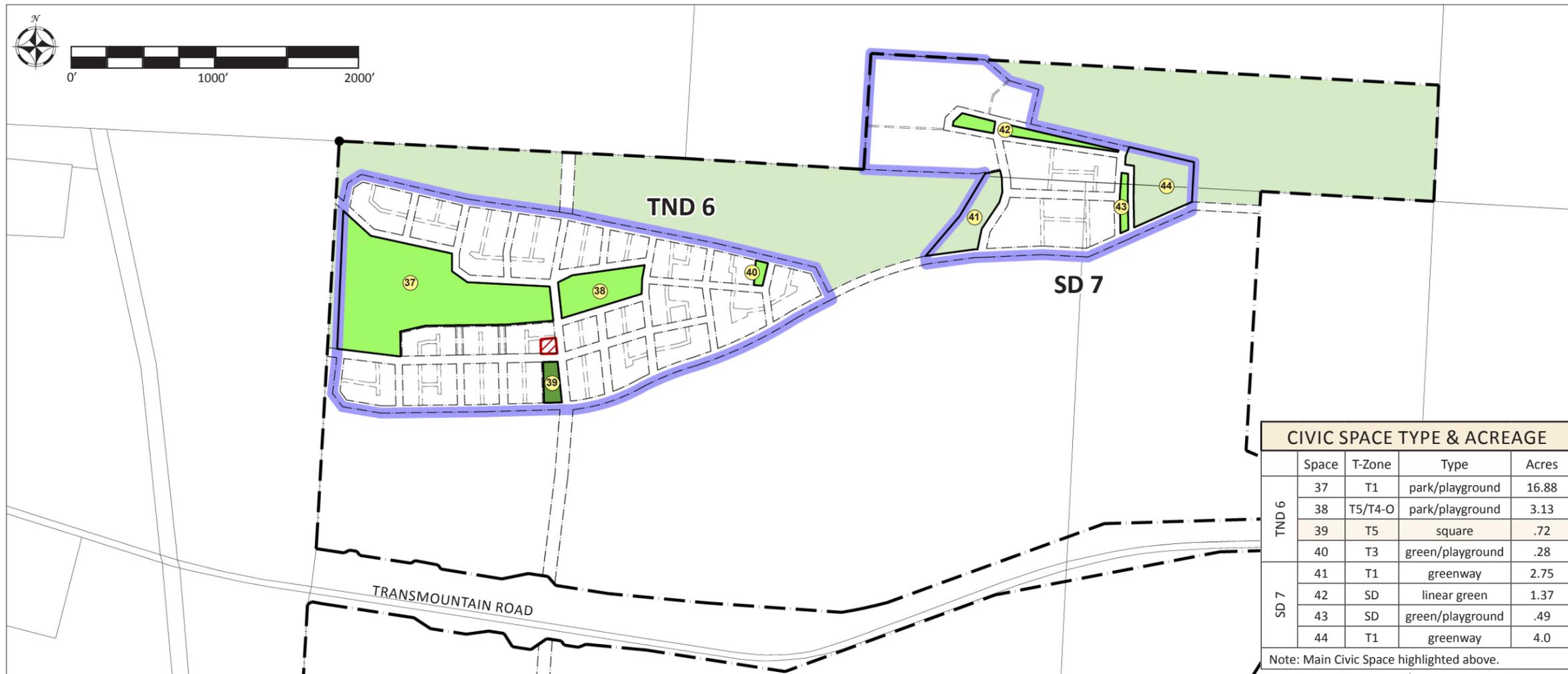
- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

KEY:



| CIVIC SPACE TYPE & ACREAGE | | | | |
|----------------------------|-----------|-------------------------------|-------|--|
| Space | T-Zone | Type | Acres | |
| 1 | T3 | green/playground | .53 | |
| 2 | T3 | green | .70 | |
| 3 | T3 | green/playground | .56 | |
| 4 | T4-O | square | 2.18 | |
| 5 | T4 | green/playground | .54 | |
| 6 | T4 | green/playground | .64 | |
| 7 | T5 | plaza | .34 | |
| 8 | T4 | playground | .15 | |
| 9 | T3 | park/playground | 9.8 | |
| 10 | T3 | green | .95 | |
| 11 | T3 | playground | .14 | |
| 12 | T4 | playground | .18 | |
| 13 | T1 | greenway | 2.80 | |
| 14 | T5 | green/playground | .31 | |
| 15 | T5 | linear green | .87 | |
| 16 | T4-O | green/playground | .49 | |
| 17 | T3 | green | .96 | |
| 18* | T3 | green/playground | 1.27 | |
| 18* | T3 | green/playground | 1.28 | |
| 19 | T5 | plaza | .26 | |
| 20 | T5 | green/playground | .43 | |
| 21 | T5 | plaza | .34 | |
| 22 | T4-O / T4 | linear green | 2.60 | |
| 23 | T4 | playground | .22 | |
| 24 | T4 | playground | .30 | |
| 25 | T4 | square | .69 | |
| 26 | T3 | green/playground | .47 | |
| 27 | T3 | green | .56 | |
| 28 | T3 | green/playground | .57 | |
| 29 | T3 | green | .52 | |
| 30 | T4 | square | .52 | |
| 31 | T5 / T4-O | linear green/ playground | 3.40 | |
| 32 | T5 | square | 2.00 | |
| 33 | T3 | green/playground | .85 | |
| 34 | T4 | elementary school/ playground | 5.11 | |
| 35 | T3 | park/playground | 13.21 | |
| 36 | T3 | green/playground | .40 | |

Note: Main Civic Space highlighted above.
 *Civic Space 18 is a total of 2.55 acres; it has been allocated 1.27 acres to L-TND 2 and 1.28 acres to TND 3.



| CIVIC SPACE TYPE & ACREAGE | | | | |
|----------------------------|-------|---------|------------------|-------|
| | Space | T-Zone | Type | Acres |
| TND 6 | 37 | T1 | park/playground | 16.88 |
| | 38 | T5/T4-O | park/playground | 3.13 |
| | 39 | T5 | square | .72 |
| | 40 | T3 | green/playground | .28 |
| SD 7 | 41 | T1 | greenway | 2.75 |
| | 42 | SD | linear green | 1.37 |
| | 43 | SD | green/playground | .49 |
| | 44 | T1 | greenway | 4.0 |

Note: Main Civic Space highlighted above.

CIVIC SPACE

Compliance with Civic Space Frontage Requirements:

“Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.”

Compliant with Civic Building requirements:

For New Communities per §21.30.050(D)(4)
 “Civic Building sites shall not occupy more than twenty percent of the area of each pedestrian shed.”

New Communities per §21.30.050(D):
 (1) should have “a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.”

(2) “One Civic Building lot shall be reserved for an elementary school.”

KEY:

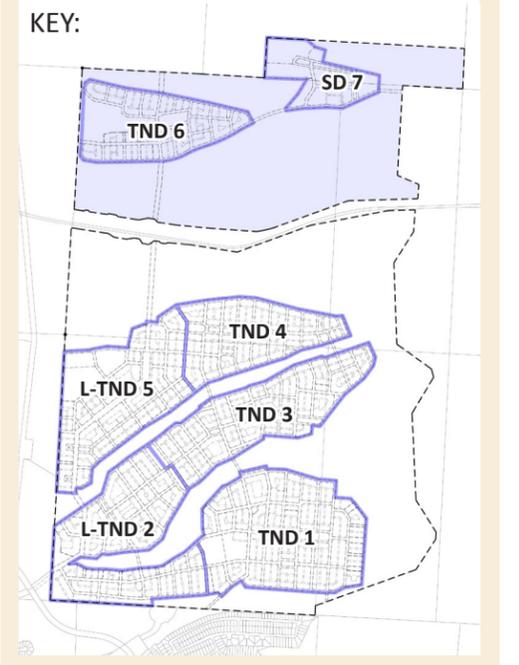
- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

| CIVIC SPACE ALLOCATION TABLE | | | | | |
|----------------------------------|---------------------|------------|------------------------------|------------------------------|------------|
| | Civic Space (Acres) | % TND Area | Location of Main Civic Space | Civic Building Sites (Acres) | % TND Area |
| Requirement | minimum 5% | | <800' from Center | maximum 20% | |
| TND 1 | 16.4 | 10% | 519' | 1.7 | 1.1% |
| L-TND 2 | 7.0 | 5% | 314' | 1.1 | .8% |
| TND 3 | 6.6 | 6% | 64' | 0.4 | .4% |
| TND 4 | 5.6 | 6% | 0' | 0.4 | .4% |
| L-TND 5 | 21.5 | 17% | 30' | 5.9 | 4.6% |
| TND 6 | 21.0 | 24% | 0' | 0.2 | .2% |
| SD 7 (NORTHWEST PARK) | 8.6 | - | - | - | - |
| OUTSIDE NEW COMMUNITY BOUNDARIES | 239.3 | - | - | - | - |
| TOTAL FOR SITE | 326.0 | - | - | 9.7 | - |

(Acreage rounded to the nearest 10th of an acre.)

Notes:

- “TND Area” is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.
- Neighborhood civic spaces of substandard size are shown as green but not outlined or numbered, and are not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.
- Civic Space 9 in TND 1 and Civic Space 35 in L-TND 5 shall be reserved for Neighborhood Parks.
- The Civic Building Site located in L-TND 2 between Civic Spaces 14 and 15 shall be reserved for the City of El Paso Fire Department.
- The Civic Building site located in L-TND 5 on Civic Space 34 shall be reserved for an Elementary School.
- Civic building sites identified (excluding the Elementary School site) shall include a neighborhood meeting hall as part of the built structure, unless an alternate third place is constructed in proximity to the neighborhood’s main civic space.



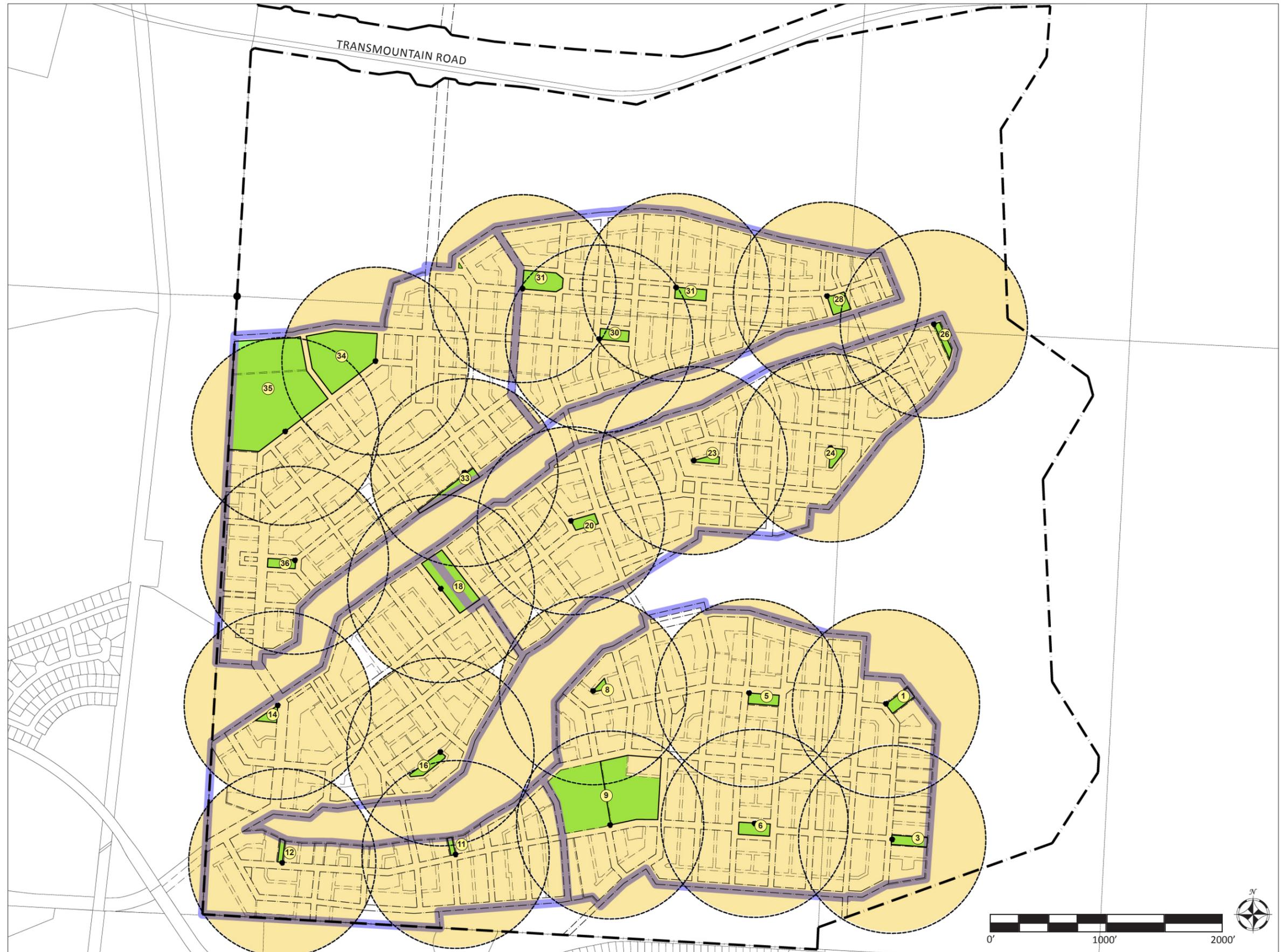
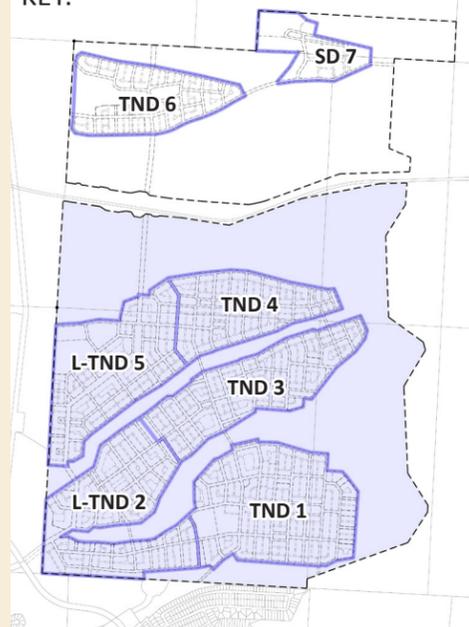
PLAYGROUNDS

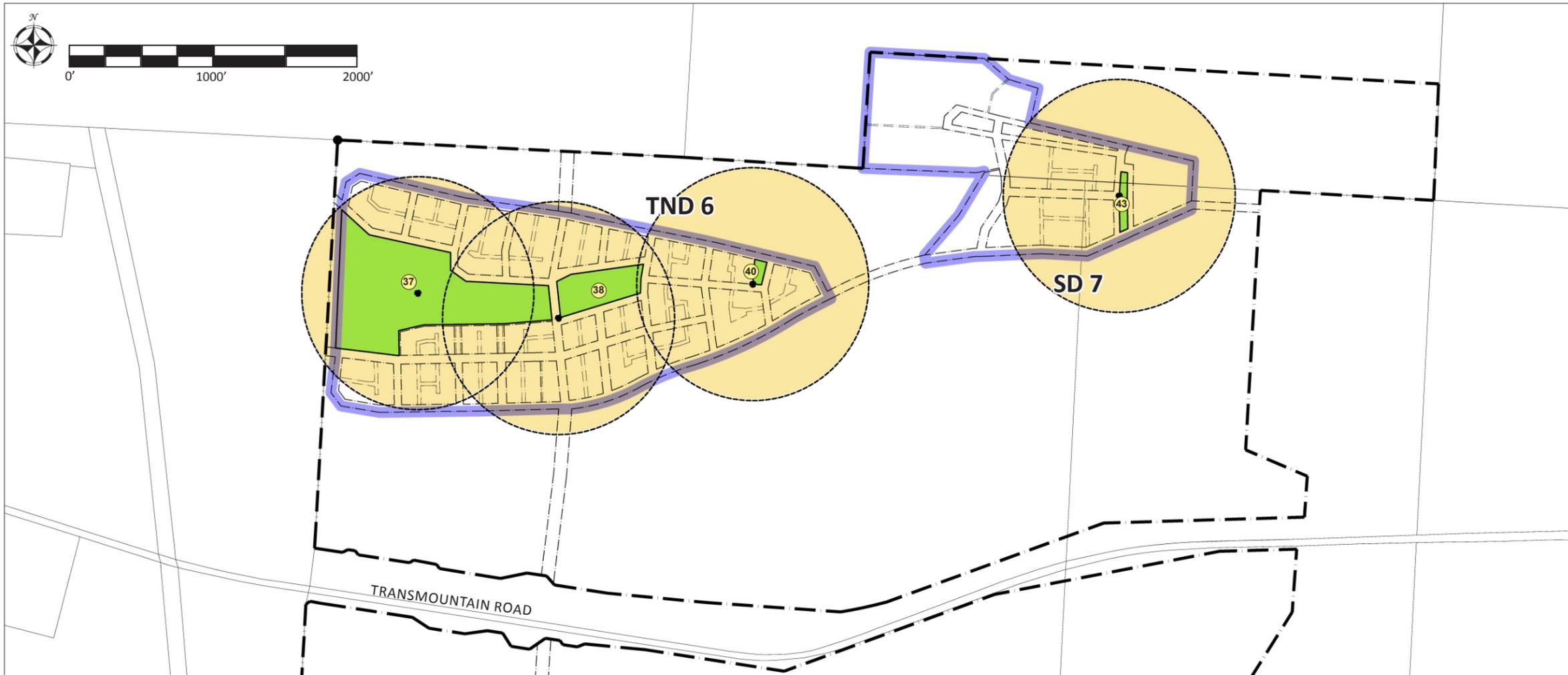
For New Communities, per §21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

-  Playground
-  800' Playground Shed
-  Application Boundary
-  New Community Boundary

KEY:

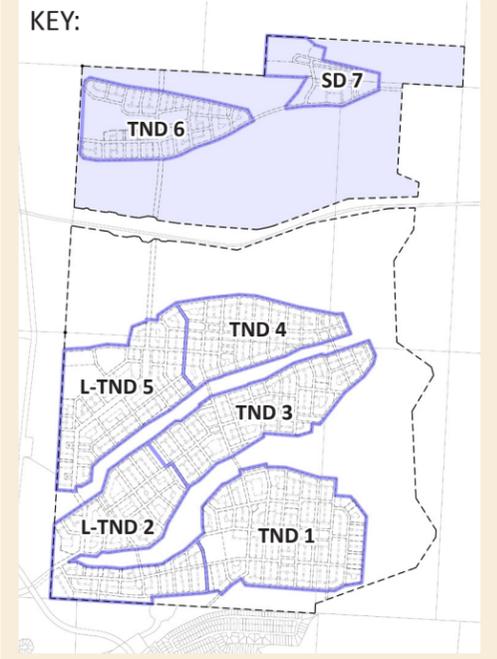




PLAYGROUNDS

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

- Playground
- 800' Playground Shed
- Application Boundary
- New Community Boundary



DENSITY CALCULATIONS

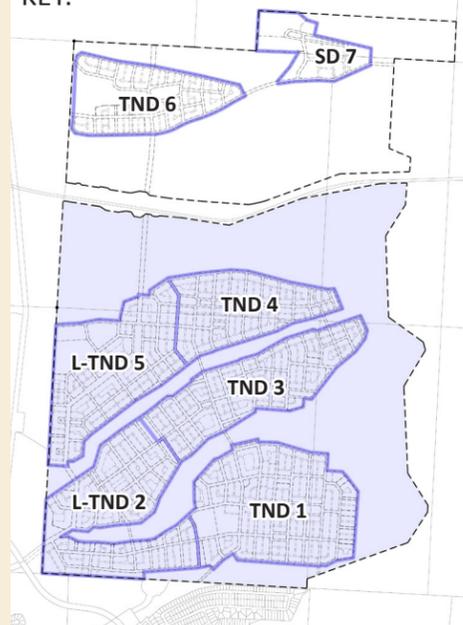
 Compliance with §21.30.080(B)

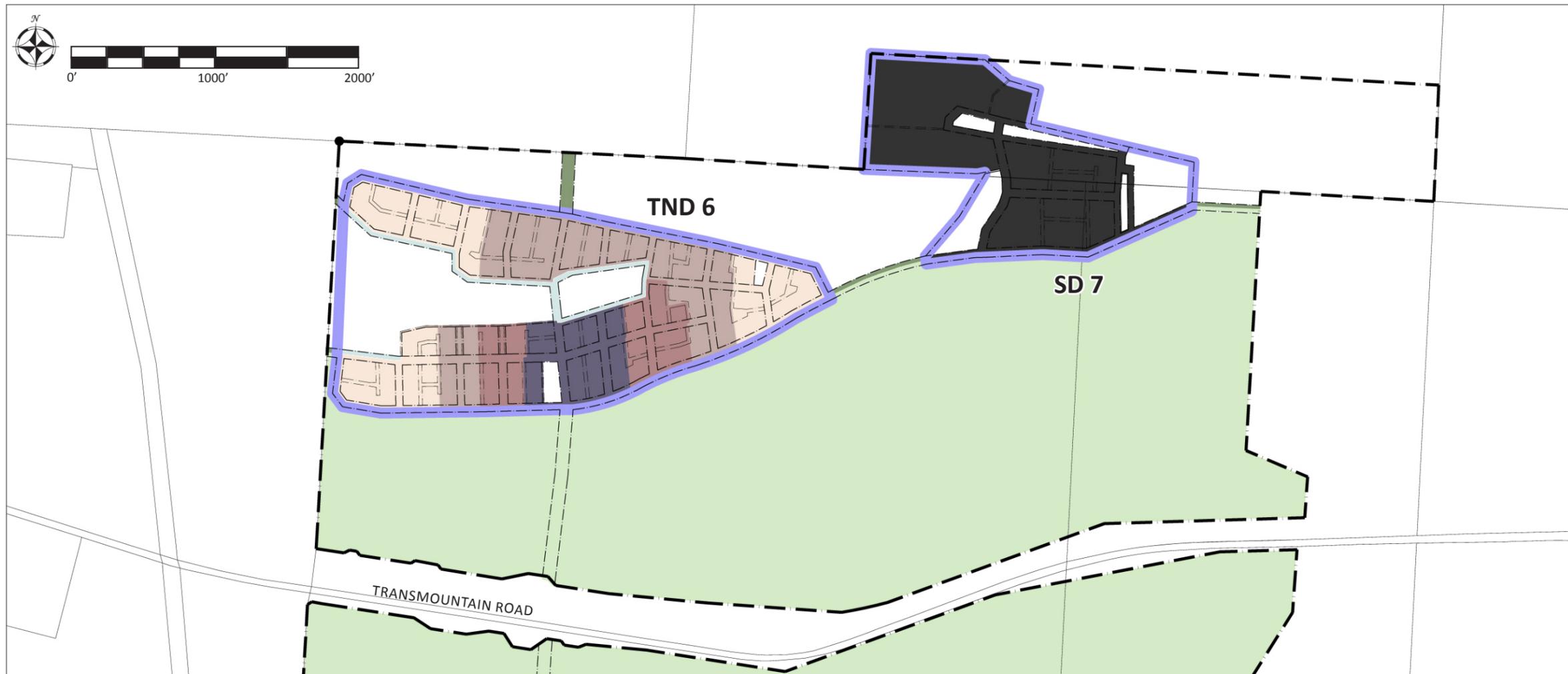
"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."

NOTE: The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

KEY:



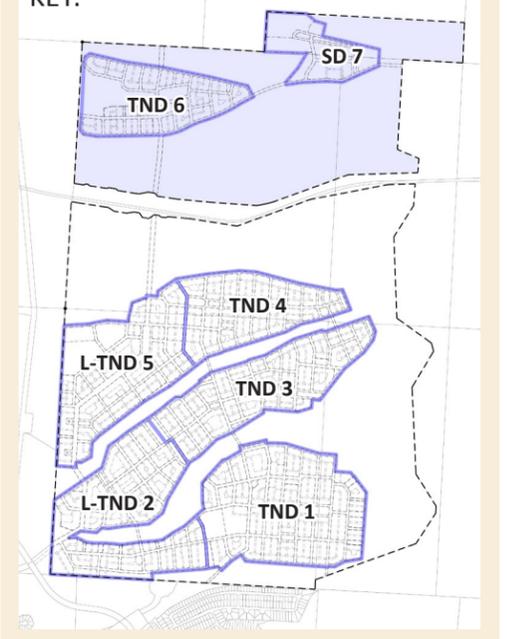


DENSITY CALCULATIONS

NOTE: The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



| DENSITY CALCULATION | | | | | | | | | | | | | |
|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------|--------------------------|------------------|----------------------------|------------------|-----------------------|------------------|-----------------------|------------------------|
| | SD SPECIAL DISTRICT* | T1 NATURAL | T2 RURAL | T3 SUB-URBAN | | T4 GENERAL URBAN | | | | T5 URBAN CENTER | | TOTAL | |
| | Net Site Area (Acres) | Density @ 6 UPA | T4 Net Site Area (Acres) | Density @ 15 UPA | T4-O Net Site Area (Acres) | Density @ 20 UPA | Net Site Area (Acres) | Density @ 24 UPA | Net Site Area (Acres) | Base Density (units)** |
| TND 1 | - | - | - | 33.0 | 198 | 73.5 | 1103 | 8.9 | 178 | 24.6 | 590 | 140.0 | 2068.9 |
| L-TND 2 | - | 0.3 | - | 34.8 | 209 | 40.8 | 612 | 21.7 | 434 | 28.7 | 689 | 126.3 | 1943.6 |
| TND 3 | - | - | - | 21.2 | 127 | 52.8 | 792 | 11.6 | 232 | 22.7 | 545 | 108.3 | 1696.0 |
| TND 4 | - | - | - | 21.7 | 130 | 39.4 | 591 | 9.6 | 192 | 10.7 | 257 | 81.4 | 1170.0 |
| L-TND 5 | - | - | - | 23.7 | 142 | 40.5 | 608 | 20.4 | 408 | 21.4 | 514 | 106.0 | 1671.3 |
| TND 6 | - | 2.5 | - | 22.6 | 136 | 23.0 | 345 | 10.0 | 200 | 9.3 | 223 | 67.4 | 903.8 |
| SD 7 (NORTHWEST PARK) | 35.4 | - | - | - | - | - | - | - | - | - | - | 35.4 | - |
| OUTSIDE NEW COMMUNITY BOUNDARIES | - | 669.2 | - | - | - | - | - | - | - | - | - | 669.2 | - |
| TOTAL FOR SITE | 35.4 | 672.0 | - | 157.0 | 942 | 270.0 | 4051 | 82.2 | 1644 | 117.4 | 2818 | 1134.0 | 9453.6 |

(Acreage rounded to the nearest 10th of an acre.)

Notes:

"Net Site Area" is the Gross Site Area, including Thoroughfares but excluding Civic Zones.

*Not counted toward overall density at this time, a unit cap may be a part of the Special District requirements.

**Office or retail shall be counted as one thousand square feet for each unit of net site area density.

THOROUGHFARE NETWORK

Compliant with Thoroughfare termination and cul-de-sac limitation as set forth in §21.30.070(A)(6).

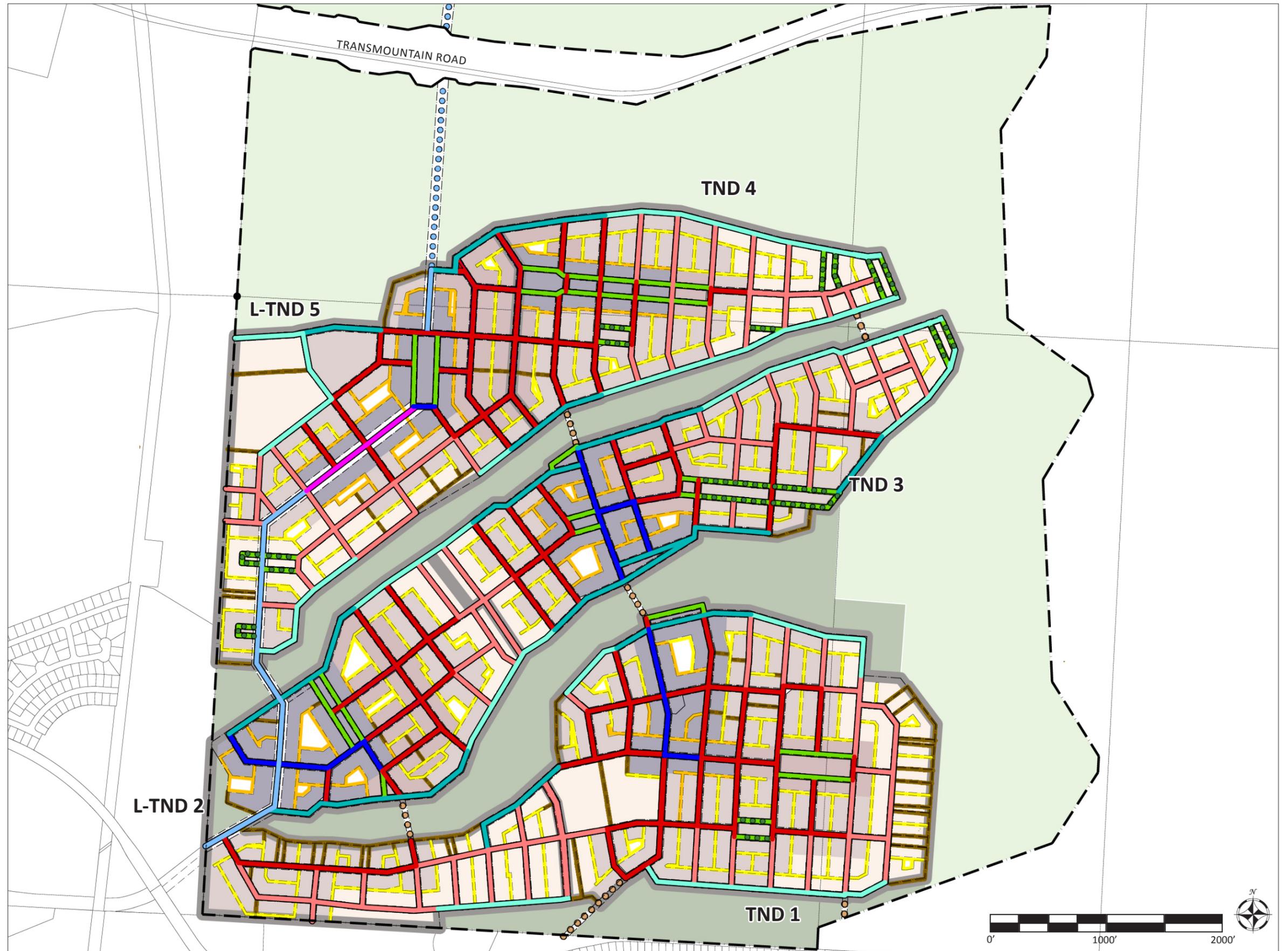
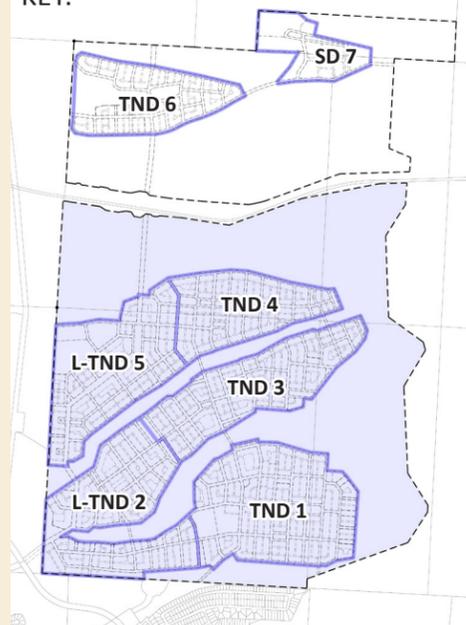
Number of Culs-de-sacs: None

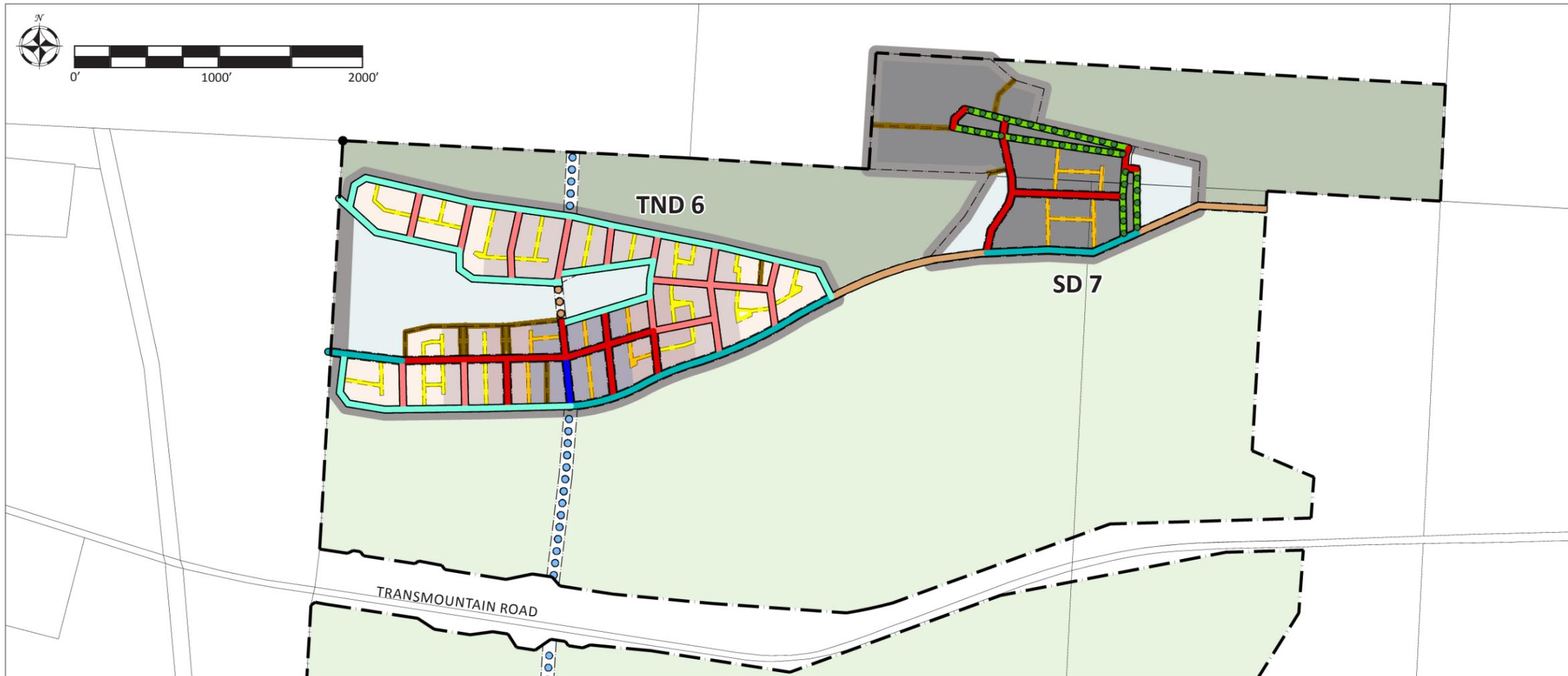
NOTE: At the time of platting, all thoroughfare assembles shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

- | | |
|--------------|-------------------------|
| AV 90-56 | RA 24-24 |
| AV 90-44* | RL 24-12 |
| BV 125-43 | T1 Natural (Utility) |
| CS 60-34 | T1 Natural (Stormwater) |
| ST 60-34 | T1 |
| ST 52-26 | T3 |
| ST 40-19 | T4 |
| ST 40-19 alt | T4-O |
| ST 56-20 | T5 |
| BR 44-34 | SD |
| DR 60-34 | Application Boundary |
| DR 52-26 | New Community Boundary |
| PT 8-8 | |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

KEY:



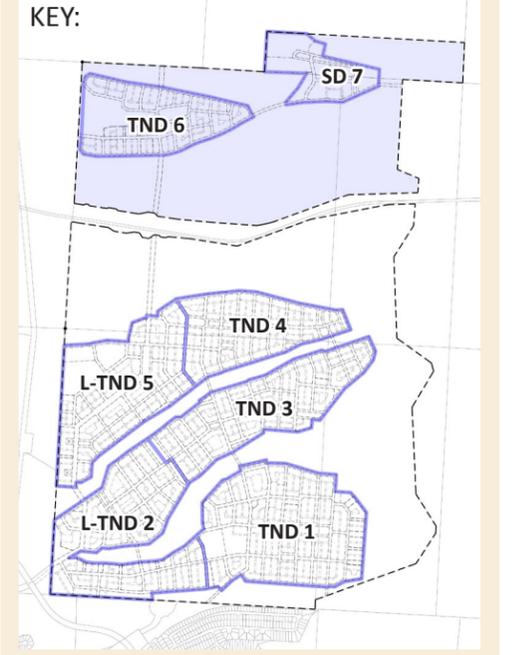


THOROUGHFARE NETWORK

NOTE: At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

| | | | |
|--|--------------|--|-------------------------|
| | AV 90-56 | | RA 24-24 |
| | AV 90-44* | | RL 24-12 |
| | BV 125-43 | | T1 Natural (Utility) |
| | CS 60-34 | | T1 Natural (Stormwater) |
| | ST 60-34 | | T1 |
| | ST 52-26 | | T3 |
| | ST 40-19 | | T4 |
| | ST 40-19 alt | | T4-O |
| | ST 56-20 | | T5 |
| | BR 44-34 | | SD |
| | DR 60-34 | | Application Boundary |
| | DR 52-26 | | New Community Boundary |
| | PT 8-8 | | |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.



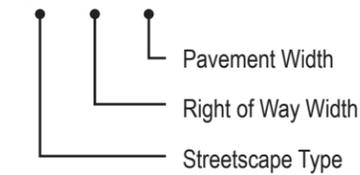
THOROUGHFARE ASSEMBLIES

☐ All additional thoroughfare assemblies comply with §21.80.030, Table 3a and Table 3b.

NOTES:

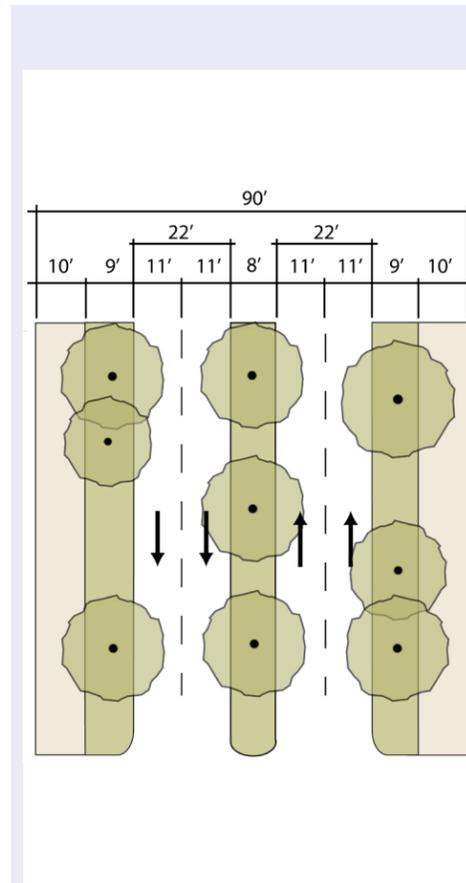
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

ST-57-20

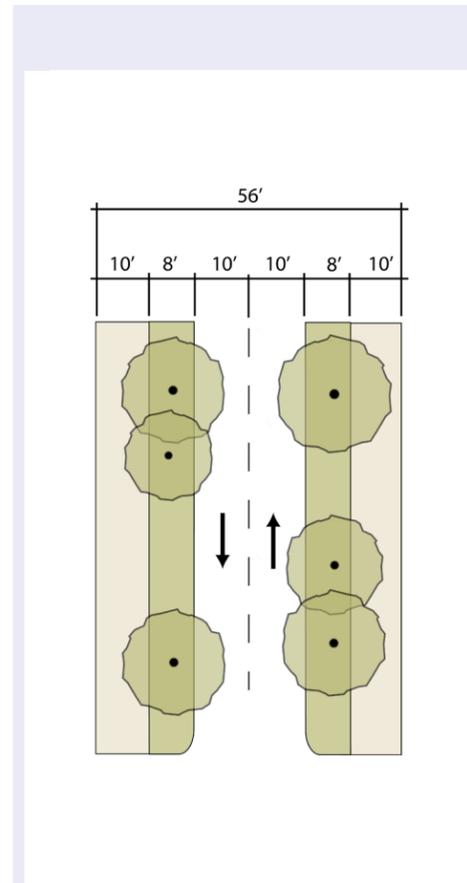


THOROUGHFARE TYPES

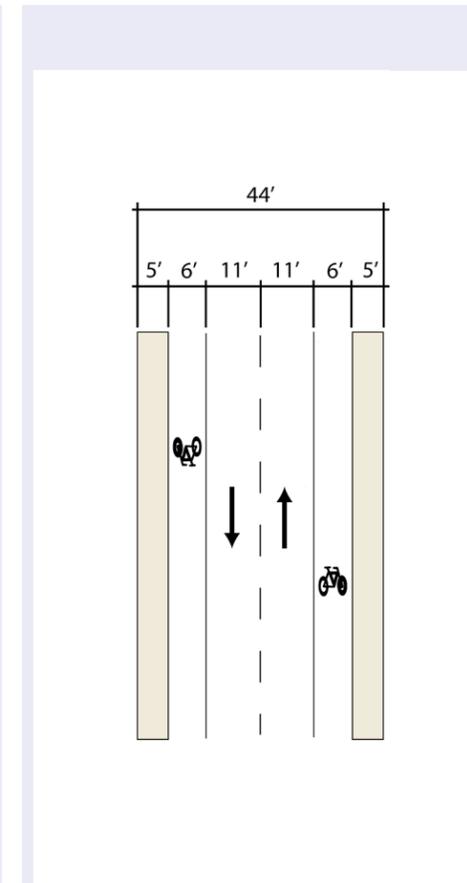
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route



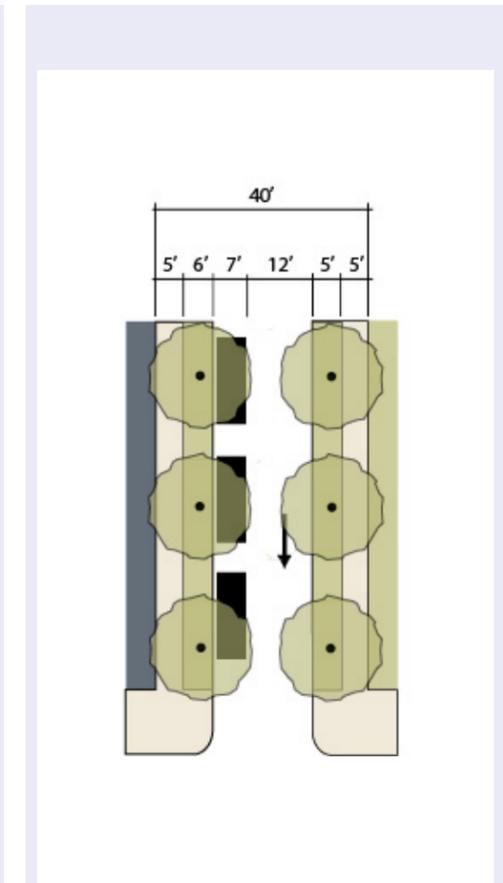
AV 90-44*



ST 56-20



BR 44-34



ST 40-19 alt

| | |
|--------------------------|---------------------------------------|
| Thoroughfare Type | Avenue |
| Transect Zone | T1, T2 |
| Right-of-Way Width | 90 feet |
| Pavement Width | 44 feet |
| Movement | Free Movement |
| Vehicular Design Speed | 35 MPH |
| Pedestrian Crossing Time | 5.7 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | None |
| Curb Radius | 15 feet |
| Public Frontage Type | Common Yard |
| Walkway Type | 10 foot Multi-use Trail |
| Planter Type | 9 foot Swale (*not included BR 72-44) |
| Curb Type | Swale |
| Landscape Type | Trees Clustered Naturalistically |
| Transportation Provision | BT |

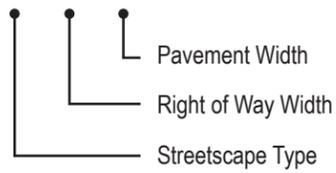
| | |
|--------------------------|----------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T1, T2 |
| Right-of-Way Width | 56 feet |
| Pavement Width | 20 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 25 MPH |
| Pedestrian Crossing Time | 5.7 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | None |
| Curb Radius | 15 feet |
| Public Frontage Type | Common Yard |
| Walkway Type | 10 foot Multi-use Trail |
| Planter Type | 8 foot Swale |
| Curb Type | Swale |
| Landscape Type | Trees Clustered Naturalistically |
| Transportation Provision | BT |

| | |
|--------------------------|-----------------|
| Thoroughfare Type | Bridge |
| Transect Zone | T1, T2 |
| Right-of-Way Width | 44 feet |
| Pavement Width | 34 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 25 MPH |
| Pedestrian Crossing Time | 6.8 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | None |
| Curb Radius | 15 feet |
| Public Frontage Type | n/a |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | n/a |
| Curb Type | Curb |
| Landscape Type | n/a |
| Transportation Provision | BL |

| | |
|--------------------------|--|
| Thoroughfare Type | Street |
| Transect Zone | T3, T4 |
| Right-of-Way Width | 44 feet |
| Pavement Width | 34 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 5.4 Seconds |
| Traffic Lanes | 1 lane |
| Parking Lanes | One side @ 7 feet marked |
| Curb Radius | 15 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 6' Continuous Planter; 5' Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR |

*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

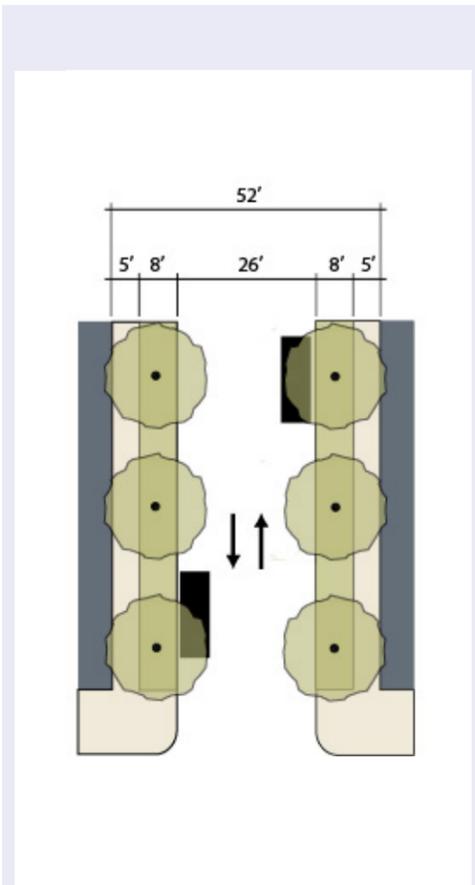
ST-57-20



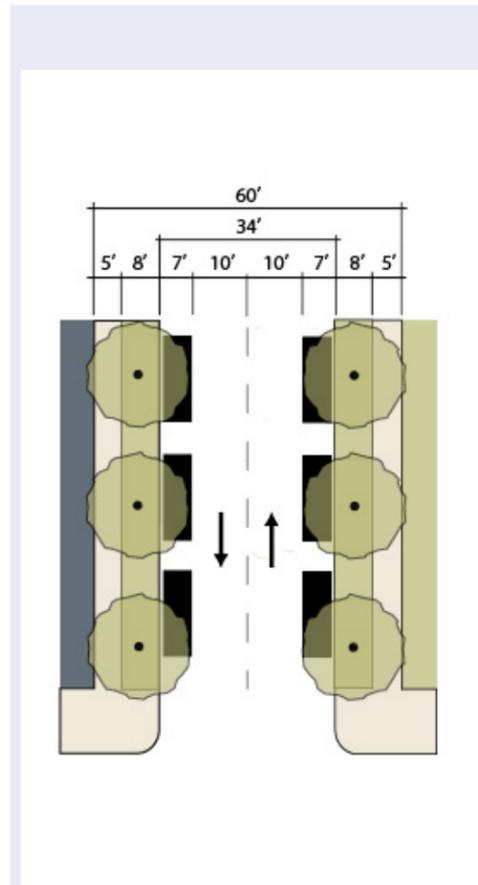
THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

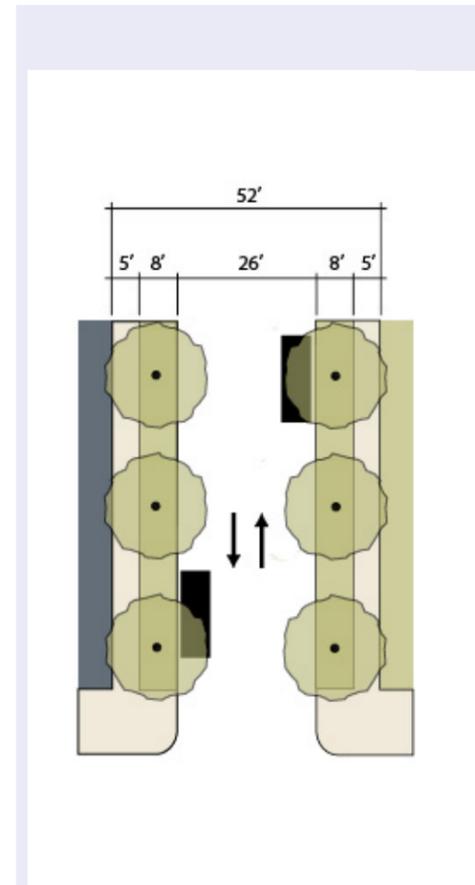
| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 26 feet |
| Movement | Yield Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 7.4 Seconds |
| Traffic Lanes | 1 Yield lane |
| Parking Lanes | Both sides @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 7 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR |



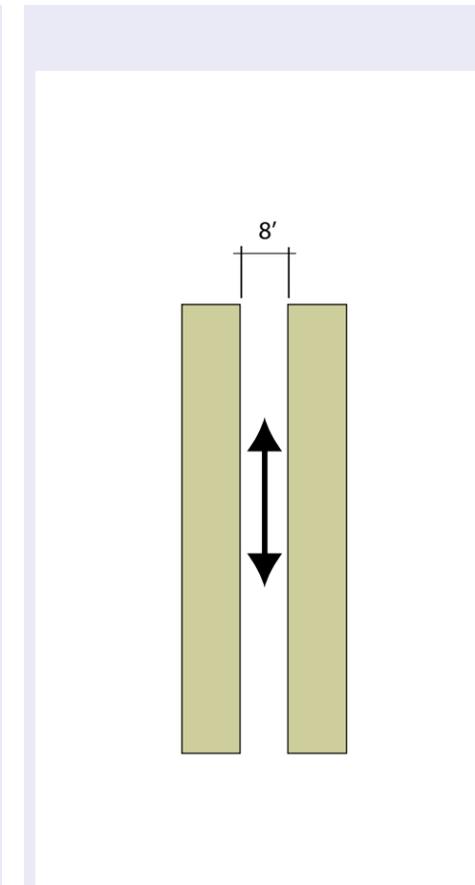
ST 52-26



DR 60-34



DR 52-26



PT 8-8

| | |
|--------------------------|---------------------|
| Thoroughfare Type | Pedestrian |
| Transect Zone | T2, T3, T4, T5 |
| Right-of-Way Width | 8 feet |
| Pavement Width | 8 feet |
| Movement | Pedestrian Movement |
| Vehicular Design Speed | n/a |
| Pedestrian Crossing Time | n/a |
| Traffic Lanes | n/a |
| Parking Lanes | None |
| Curb Radius | n/a |
| Public Frontage Type | Varies by Transect |
| Walkway Type | 8 foot Sidewalk |
| Planter Type | None |
| Curb Type | None |
| Landscape Type | Varies |
| Transportation Provision | n/a |

THOROUGHFARE ASSEMBLIES

NOTES:

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

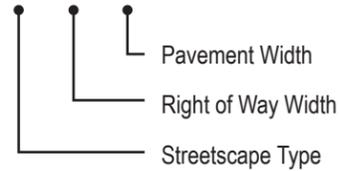
SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES

Alternate thoroughfare assemblies shall be used along the Sun Metro bus route, to provide 11 foot travel lanes to facilitate bus movements. These alternate assemblies shall only apply to portions of the cross-section that are included on the bus route.

NOTES:

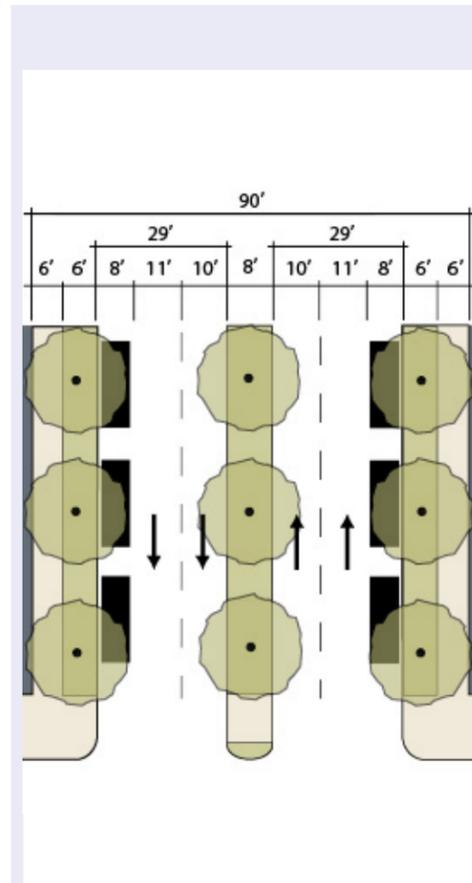
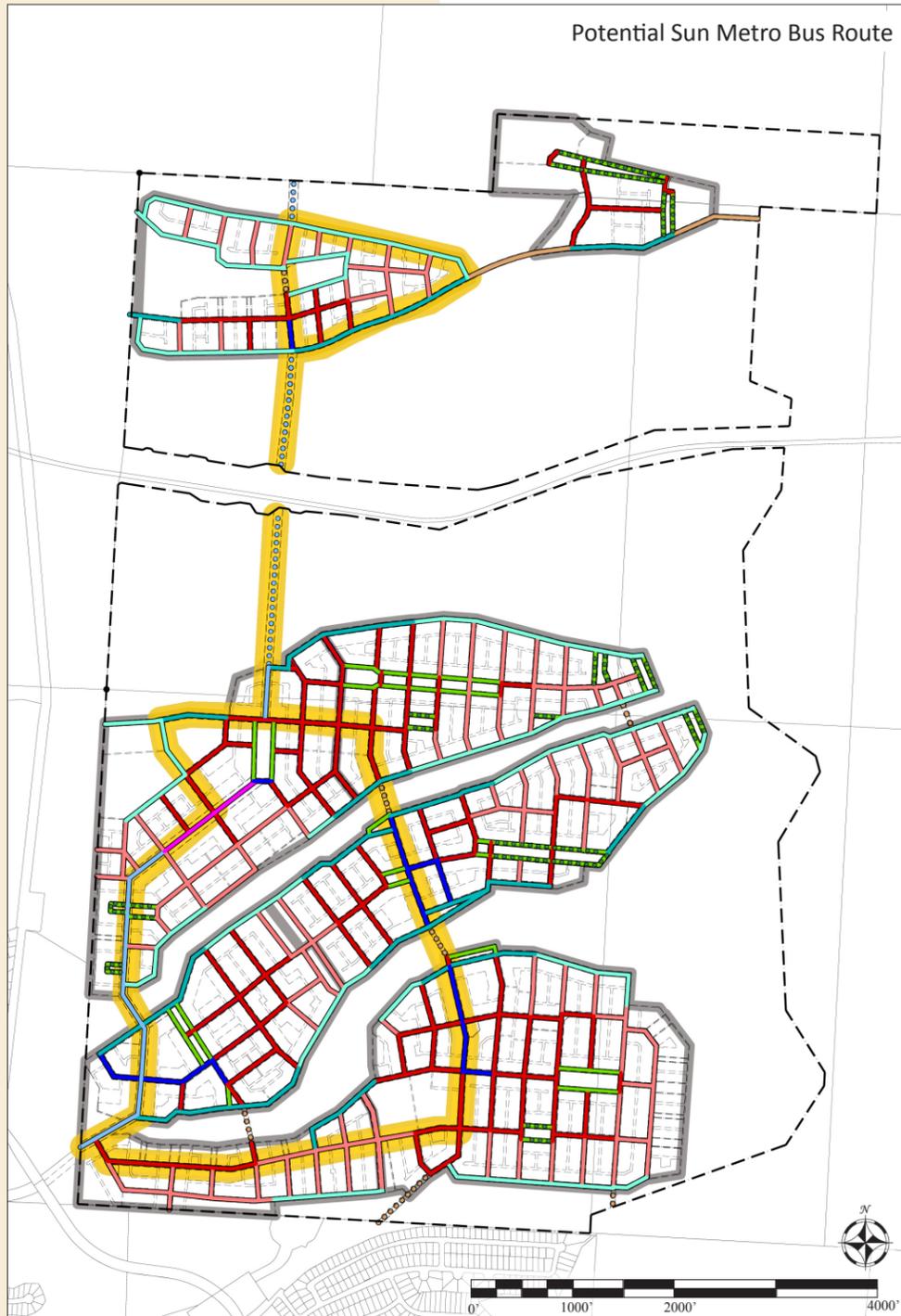
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

ST-57-20



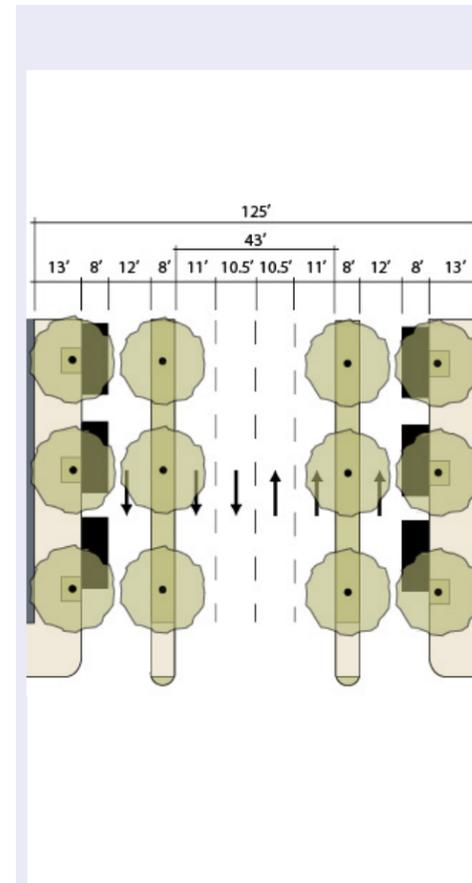
THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route



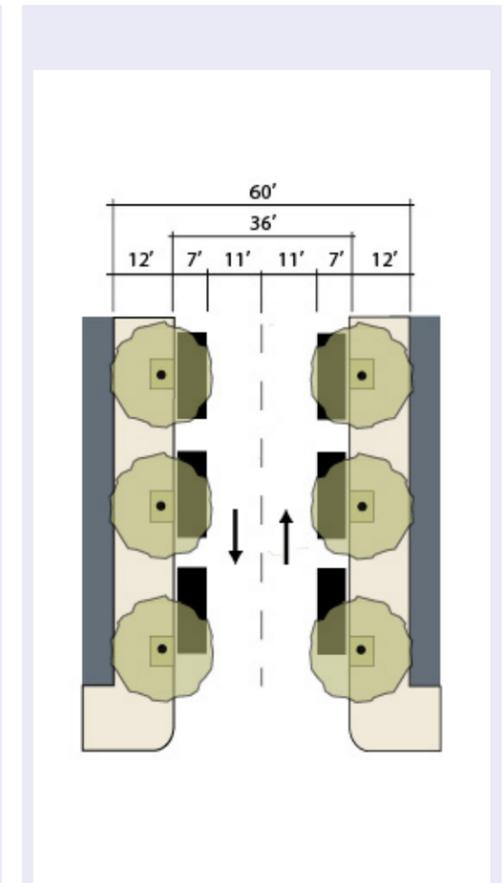
AV 90-58
(replaces AV 90-56)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Avenue |
| Transect Zone | T3, T4, T4O, T5 |
| Right-of-Way Width | 90 feet |
| Pavement Width | 58 feet total |
| Movement | Slow Movement |
| Vehicular Design Speed | 25 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 4 lanes |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST, SH |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Parkway |
| Curb Type | Curb or Swale |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



BV 125-43
(replaces BV 125-43)

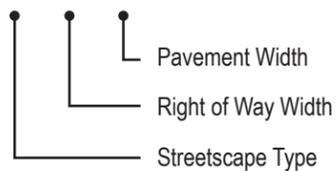
| | |
|--------------------------|--|
| Thoroughfare Type | Boulevard |
| Transect Zone | T4O, T5, T6 |
| Right-of-Way Width | 125 feet |
| Pavement Width | 20 feet - 43 feet - 20 feet |
| Movement | Free Movement (inner lanes) |
| Vehicular Design Speed | 35 MPH |
| Pedestrian Crossing Time | 5.7 Seconds - 12.2 Seconds - 5.7 Seconds |
| Traffic Lanes | 4 lanes & two one-way slip roads |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Forecourt, Shopfront, Gallery, Arcade |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 7 foot Continuous Parkway |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



CS 60-36
(replaces CS 60-34)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Commercial Street |
| Transect Zone | T4O, T5, T6 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 8 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade |
| Walkway Type | 12 foot Sidewalk |
| Planter Type | 4' x 4' tree well |
| Curb Type | Vertical Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, SH, TR |

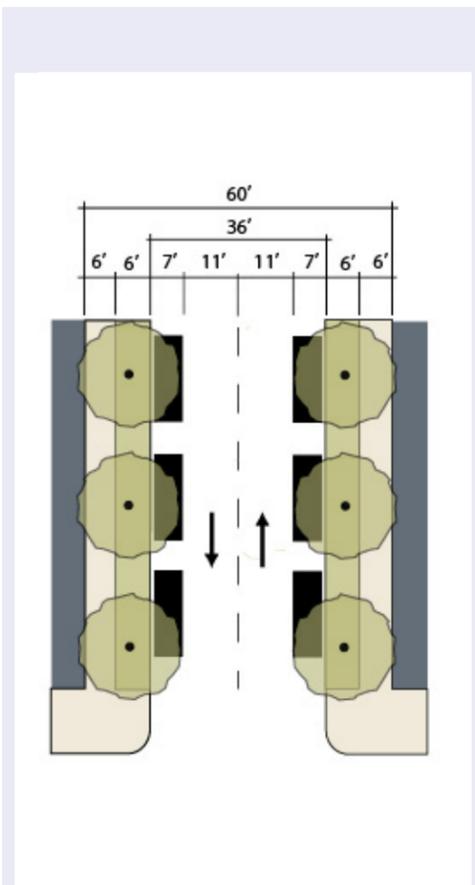
ST-57-20



THOROUGHFARE TYPES

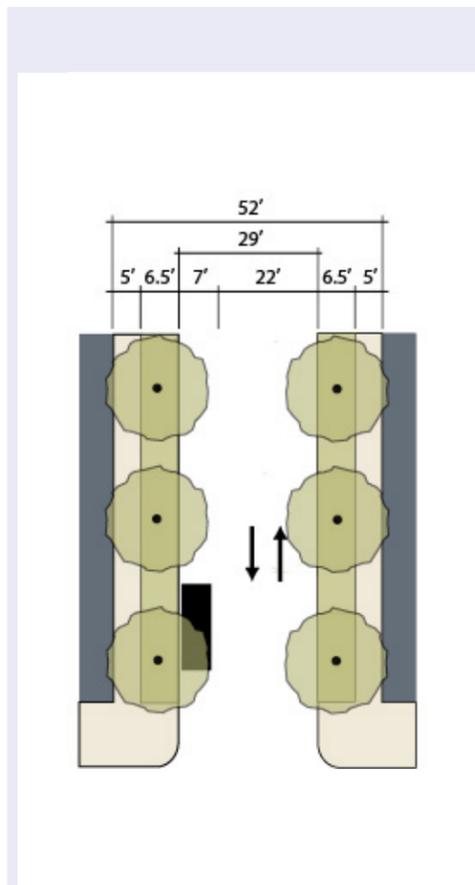
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

| | |
|--------------------------|-----------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T4, T4O, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade, Stoop |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



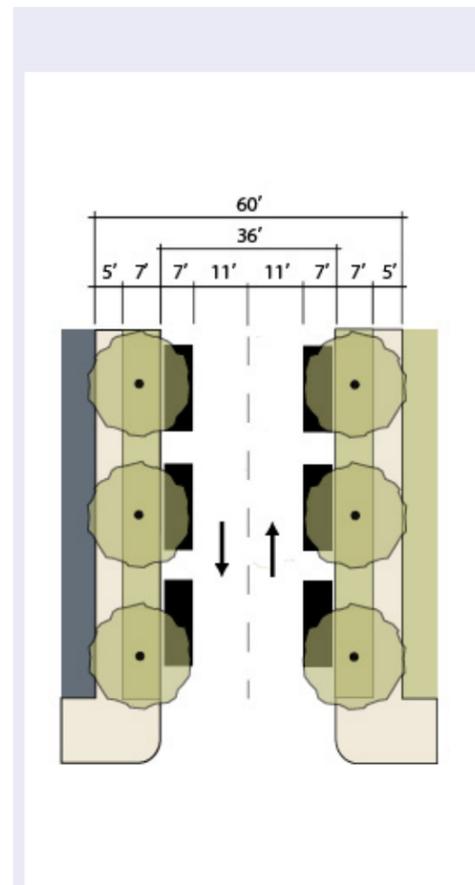
ST 60-36
(replaces ST 60-34)

| | |
|--------------------------|-----------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T4, T4O, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Shopfront, Gallery, Arcade, Stoop |
| Walkway Type | 6 foot Sidewalk |
| Planter Type | 6 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



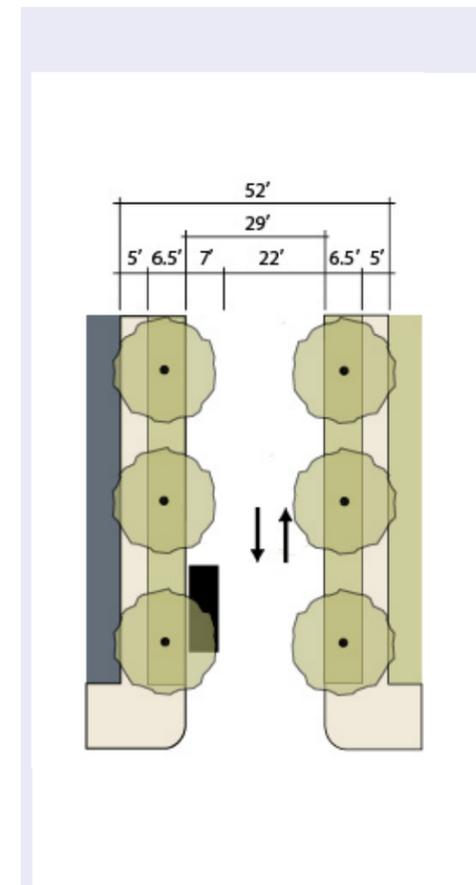
ST 52-29
(replaces ST 52-26)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Street |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 29 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | One side @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 6.5 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



DR 60-36
(replaces DR 60-34)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Drive |
| Transect Zone | T3, T4, T5 |
| Right-of-Way Width | 60 feet |
| Pavement Width | 36 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 10.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | Both sides @ 7 feet marked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 7 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |



DR 52-29
(replaces DR 52-26)

| | |
|--------------------------|-------------------------------|
| Thoroughfare Type | Drive |
| Transect Zone | T2, T3, T4, T5 |
| Right-of-Way Width | 52 feet |
| Pavement Width | 29 feet |
| Movement | Slow Movement |
| Vehicular Design Speed | 20 MPH |
| Pedestrian Crossing Time | 8.2 Seconds |
| Traffic Lanes | 2 lanes |
| Parking Lanes | One side @ 7 feet unmarked |
| Curb Radius | 10 feet |
| Public Frontage Type | PF, T/L, FC, ST |
| Walkway Type | 5 foot Sidewalk |
| Planter Type | 6.5 foot Continuous Planter |
| Curb Type | Curb |
| Landscape Type | Trees at 30 feet o.c. Average |
| Transportation Provision | BR, TR |

SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES

NOTES:

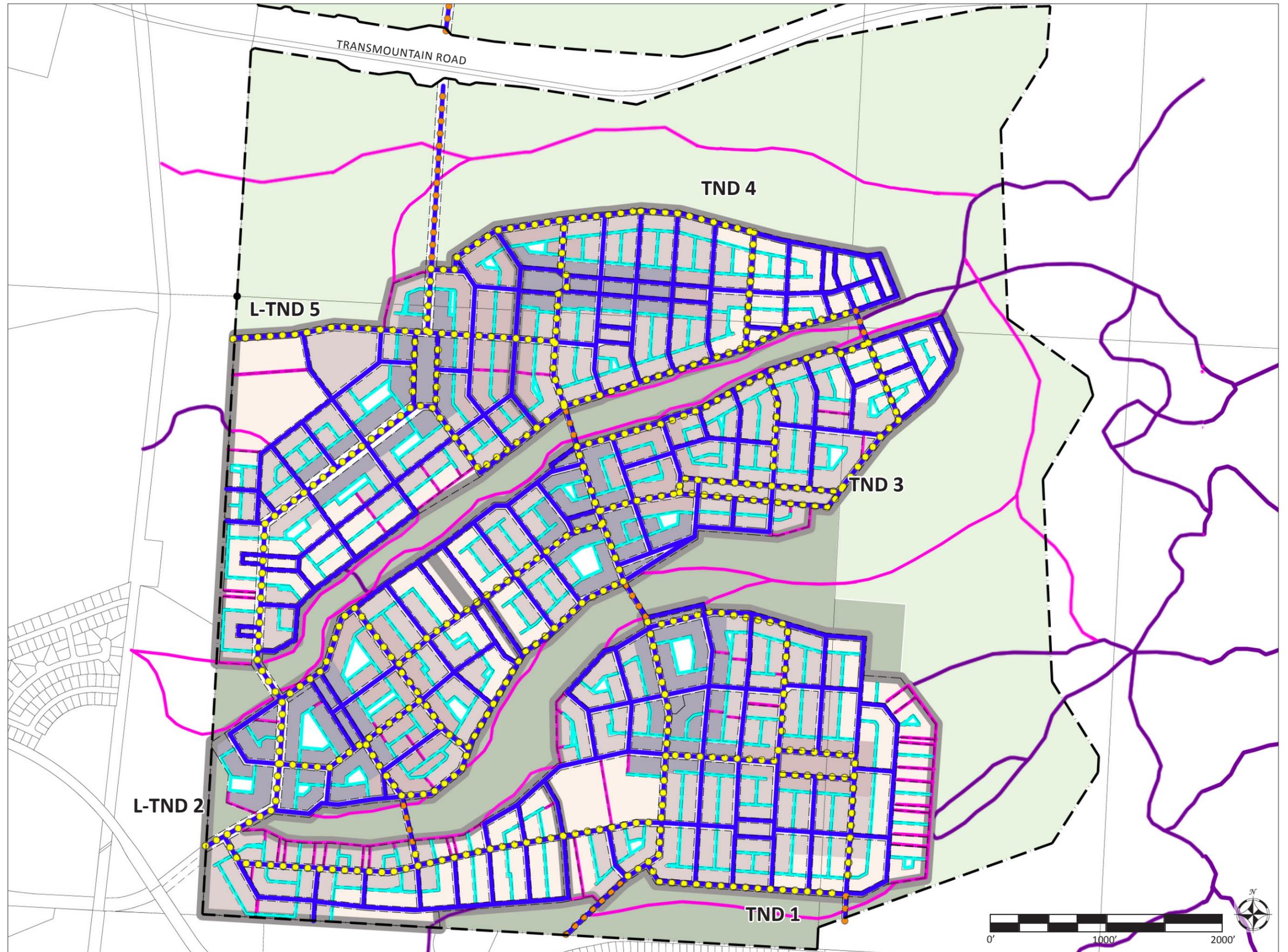
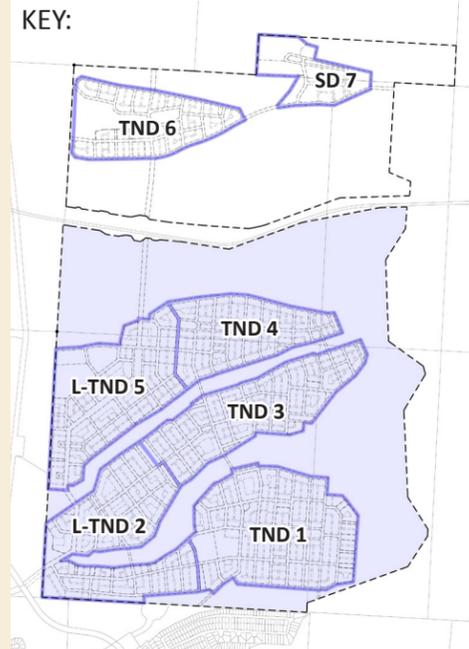
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

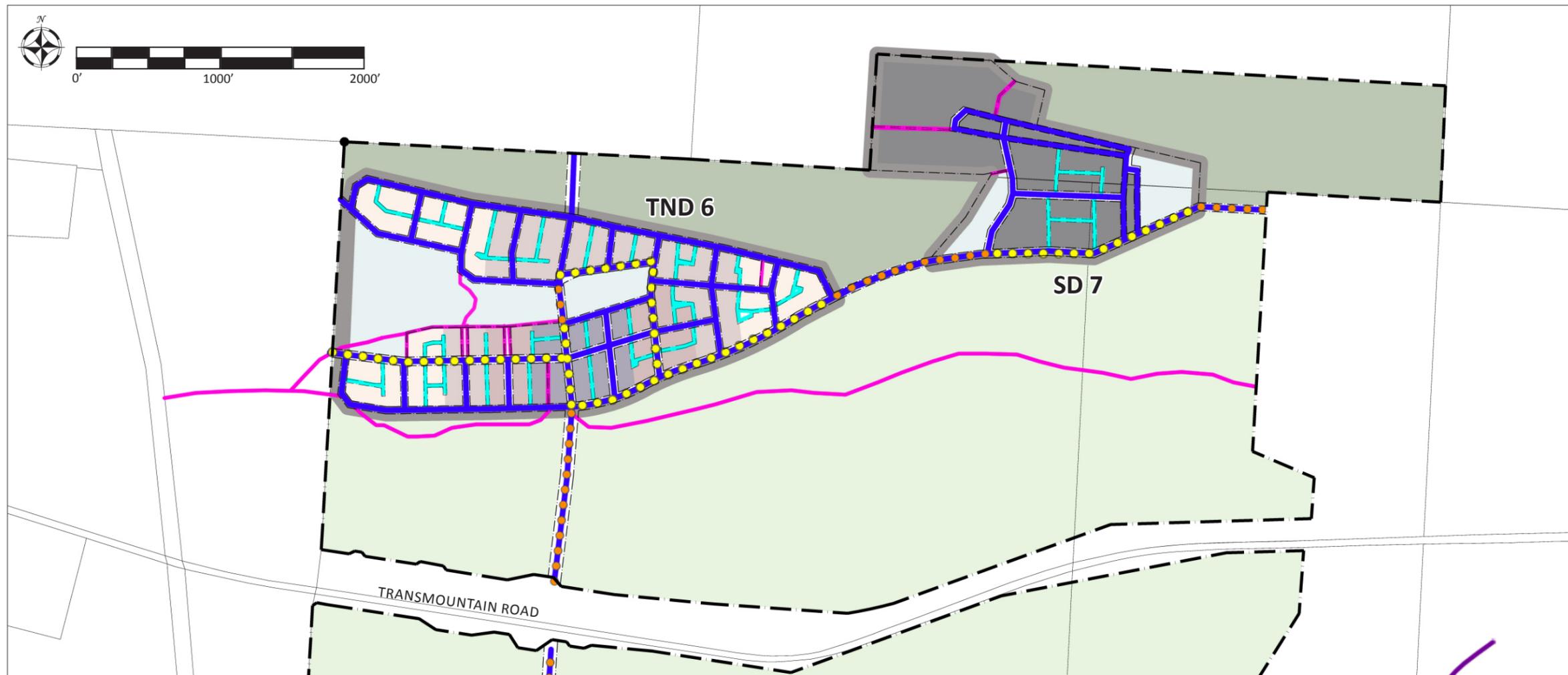
PEDESTRIAN & BICYCLE NETWORK

Compliant with Bicycle Network requirement as set forth in §21.30.070(A)(6):

"A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d."

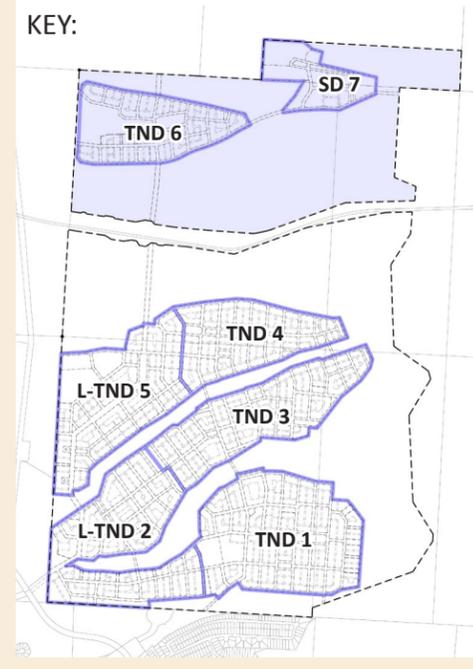
| | |
|---|------------------------|
| Bicycle Network: | |
|  | Sharrow |
|  | Bike Lane or Trail |
| Pedestrian Network: | |
|  | Street w/ Sidewalk |
|  | Alley |
|  | Path (new) |
|  | Path (exist.) |
|  | Application Boundary |
|  | New Community Boundary |





PEDESTRIAN & BICYCLE NETWORK

- | | | |
|----------------------------|-------------------------|----------------------|
| Bicycle Network: | | T1 Natural (Utility) |
| Sharrow | T1 Natural (Stormwater) | |
| Bike Lane or Trail | T1 | |
| Pedestrian Network: | | T3 |
| Street w/ Sidewalk | T4 | |
| Alley | T4-O | |
| Path (new) | T5 | |
| Path (exist.) | SD | |
| Application Boundary | | |
| New Community Boundary | | |



SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for mandatory and recommended Retail Frontage:

For New Communities, per §21.30.090 (A) (2): "Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage."

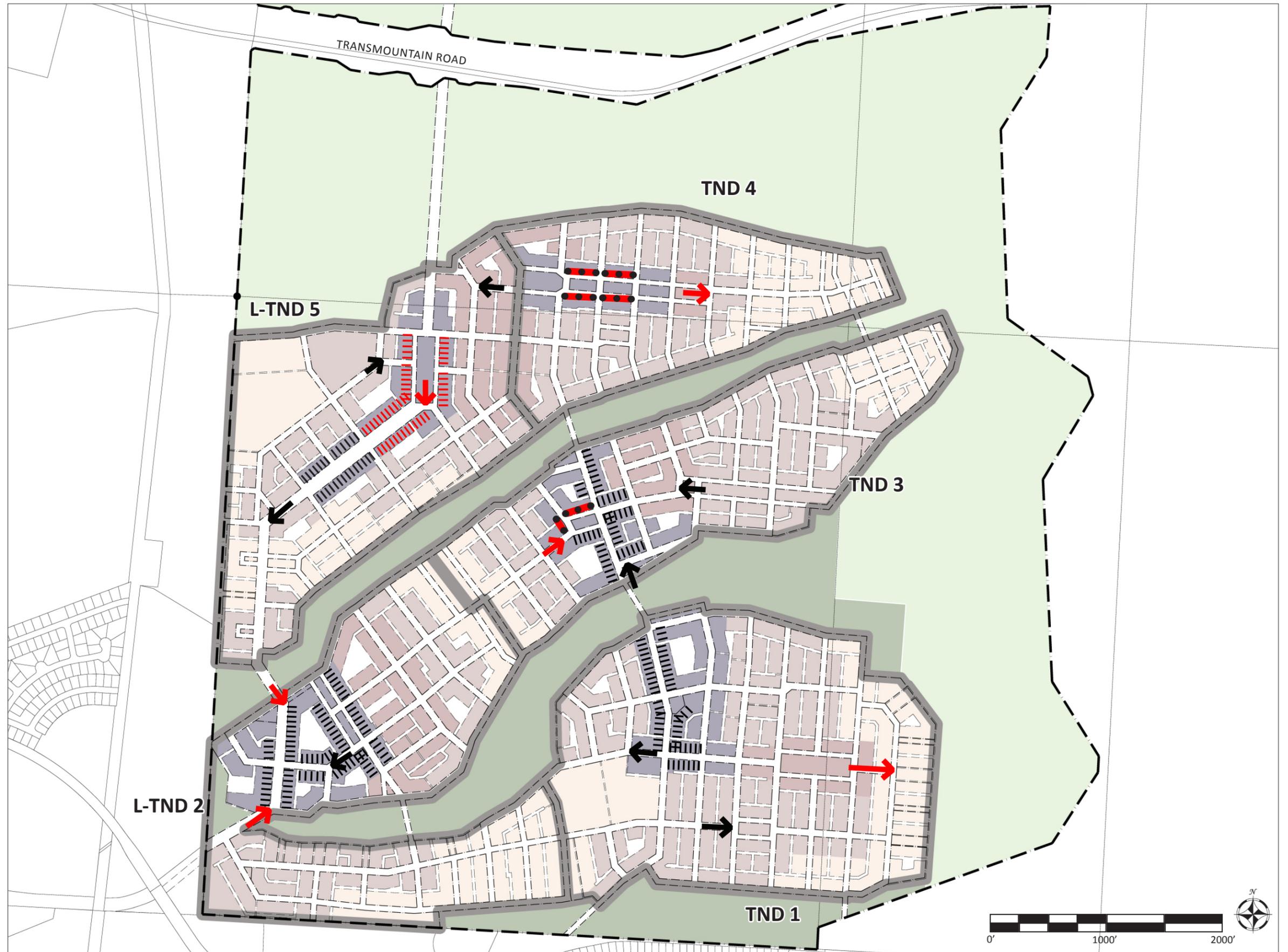
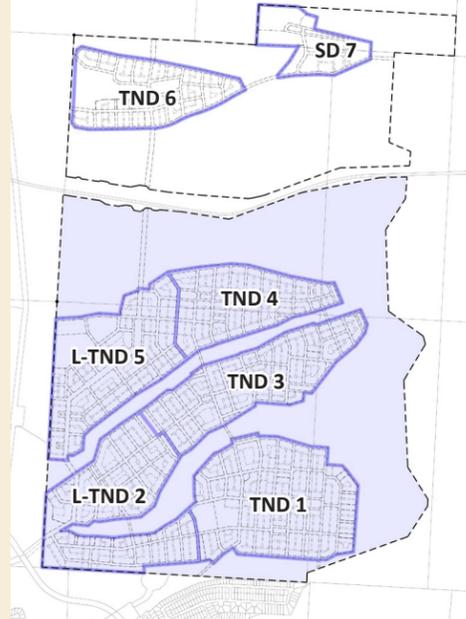
☐ Compliance with special requirements for recommended Gallery/Arcade Frontage:

For New Communities, per §21.30.090 (A) (3): "Designations for mandatory and/or recommended gallery frontage advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns", and per §21.30.090 (A)(4): "Designations for mandatory and/or recommended arcade frontage advising that a building overlap the sidewalk such that the first floor is a colonnade."

(Continued next page)

- ||||| Mandatory Retail
- ||||| Recommended Retail
- Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- ▭ New Community Boundary

KEY:





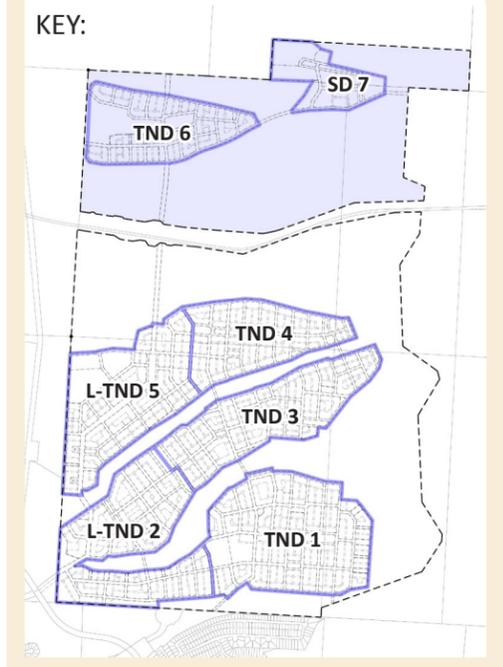
SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for terminated vistas:

For New Communities, per §21.30.090 (A) (6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

- ||||| Mandatory Retail
- ||||| Recommended Retail
- █ █ Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- ▭ New Community Boundary

KEY:

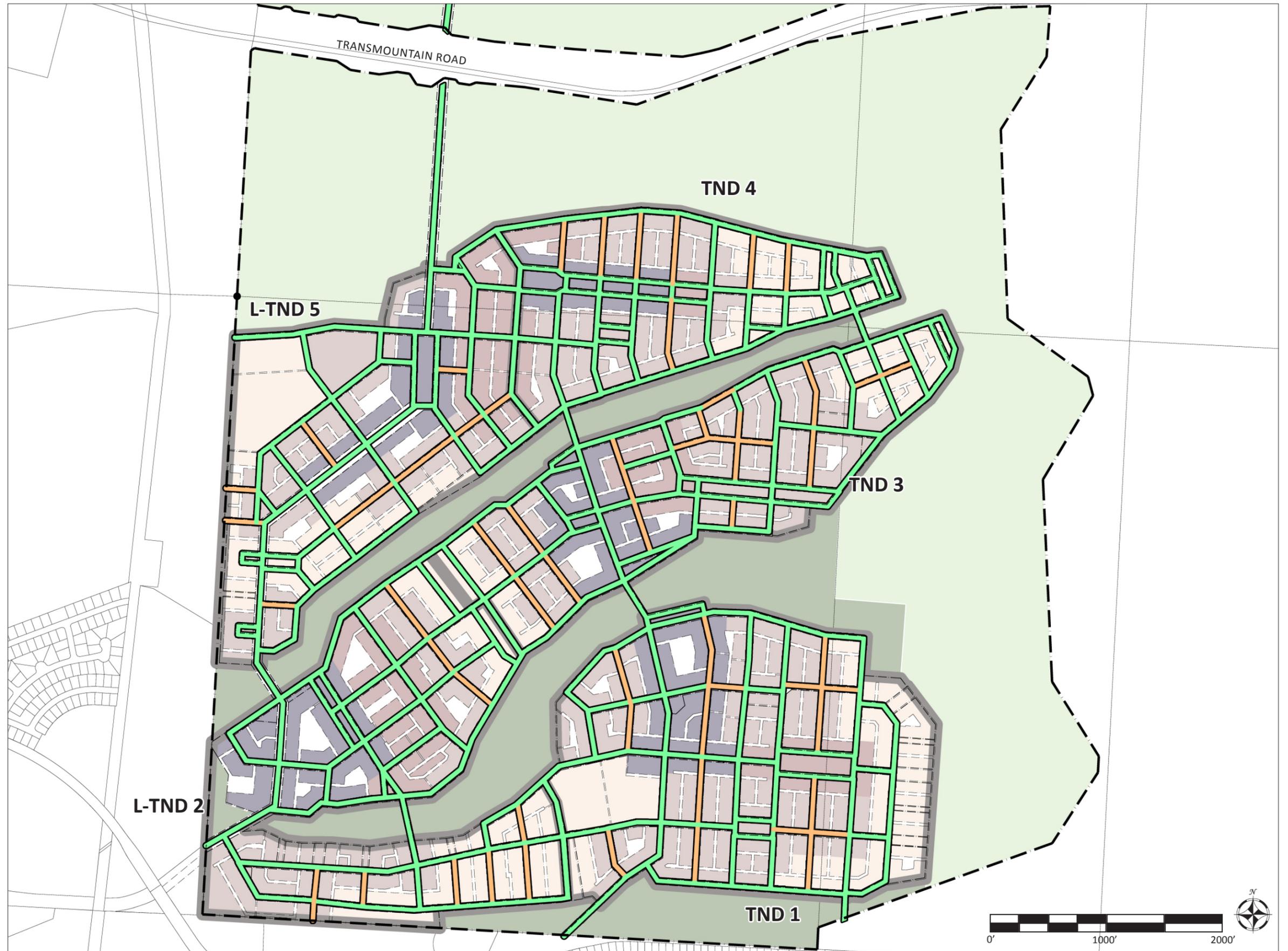
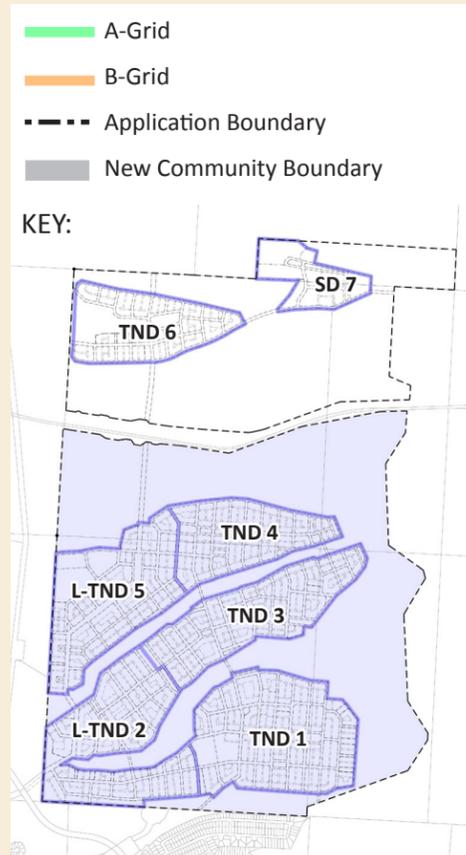


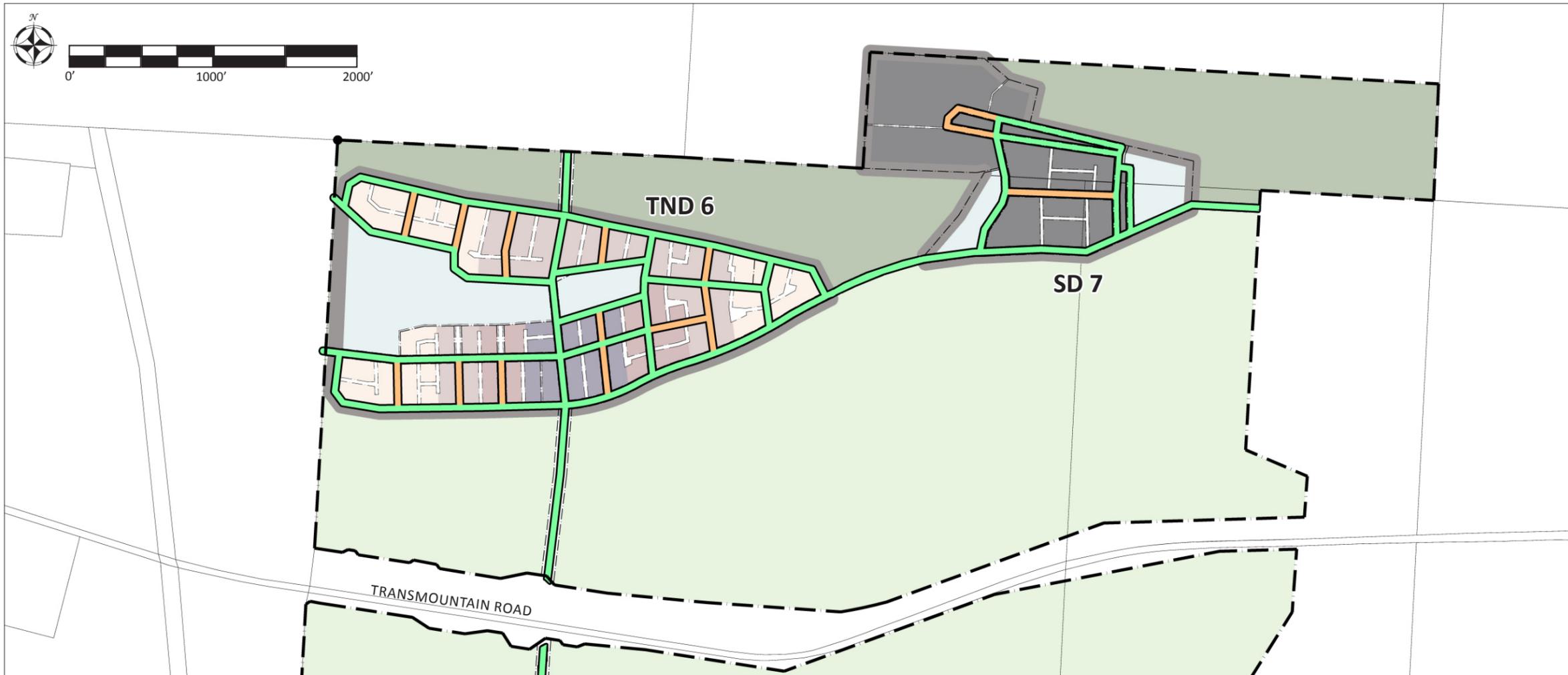
SPECIAL REQUIREMENTS PLAN

☐ Compliant with Special Requirements for A/B Grid:*

For New Community Plans, per section §21.40.070(1): "A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a Pedestrian Shed."

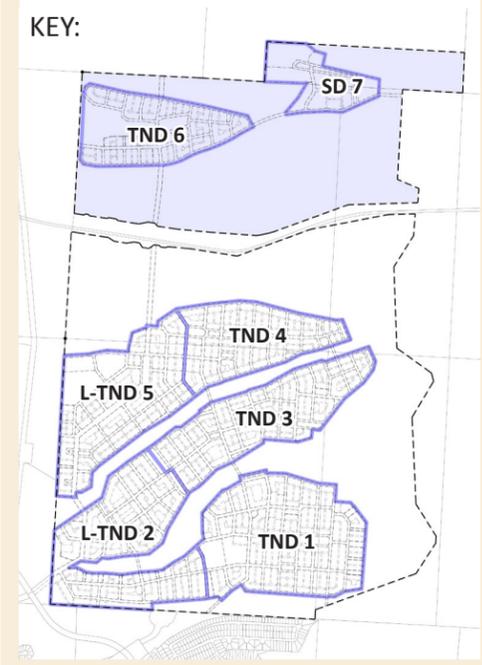
*The locations indicated are recommended.





SPECIAL REQUIREMENTS PLAN

- A-Grid
- B-Grid
- - - Application Boundary
- New Community Boundary

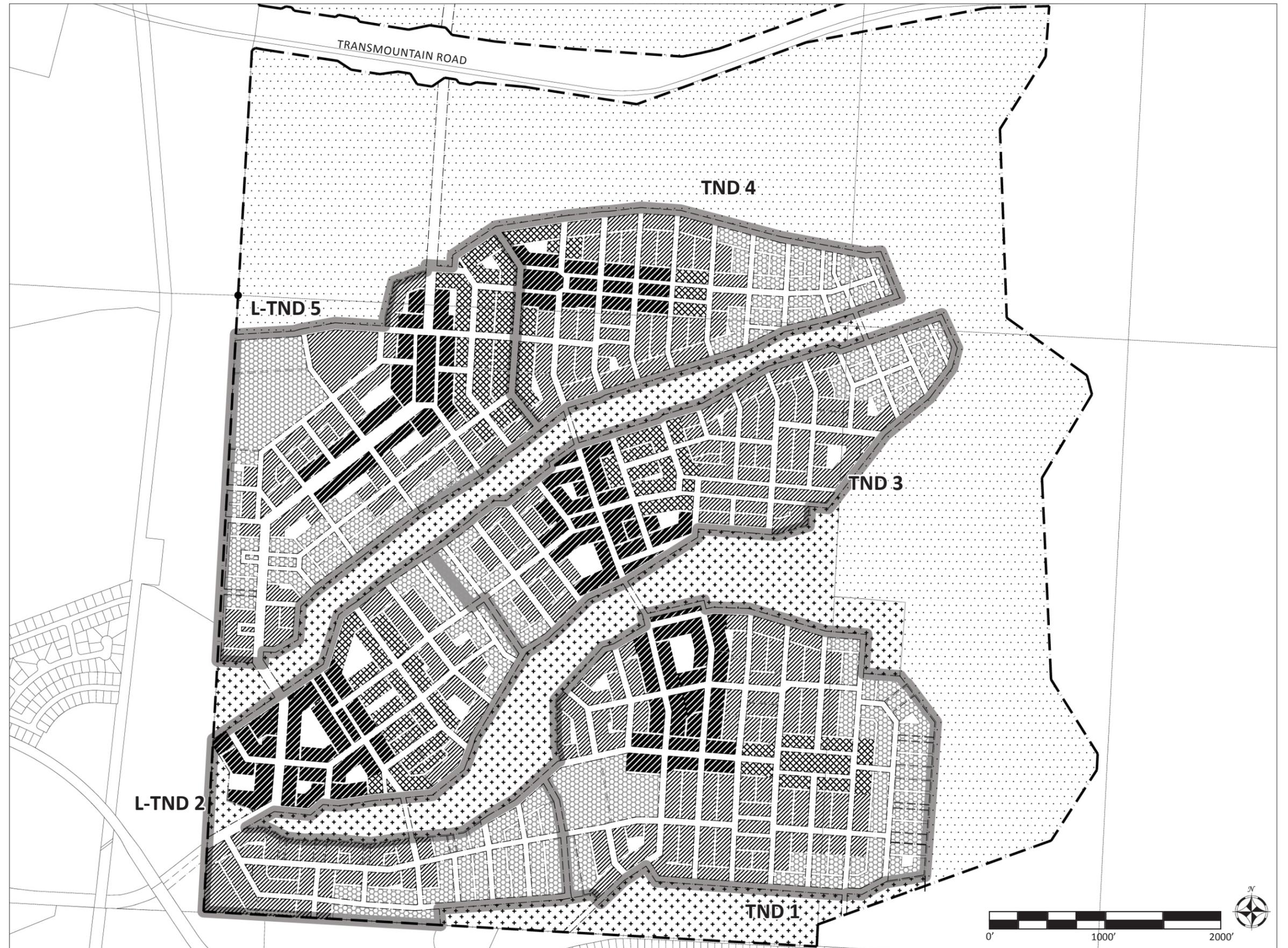
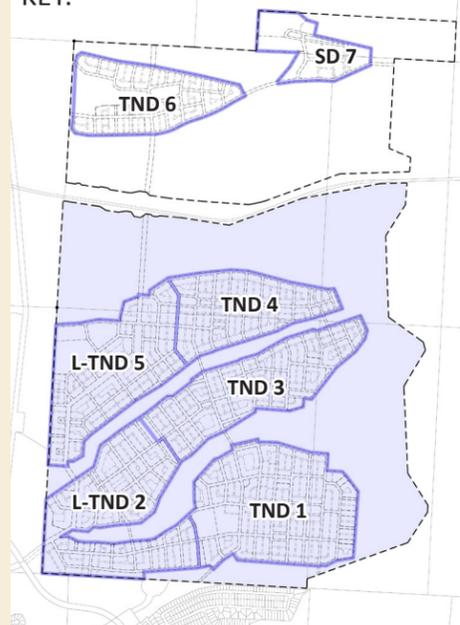


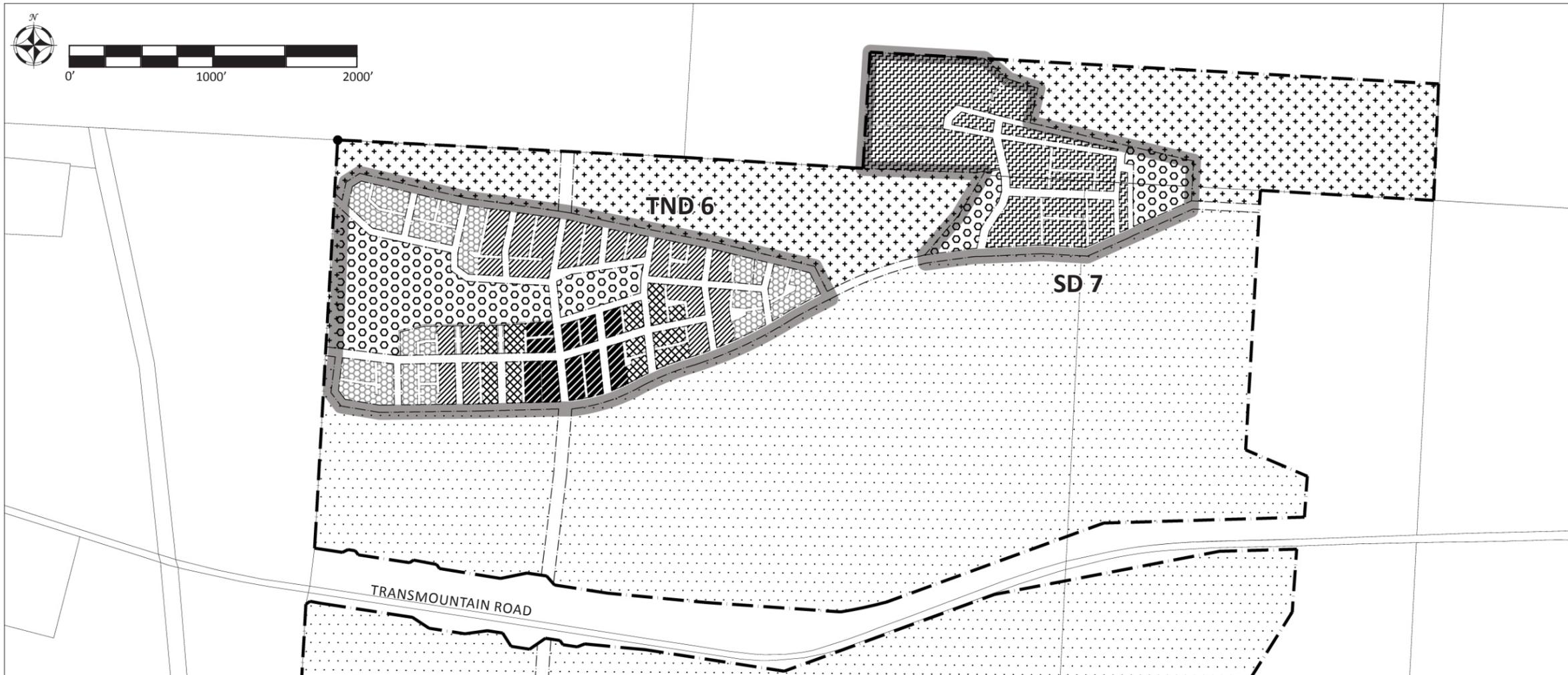
| A/B GRID ALLOCATION TABLE | | |
|---------------------------|-------------|-------------|
| | A-Grid | B-Grid |
| Requirement | minimum 70% | maximum 30% |
| TND 1 | 78% | 22% |
| L-TND 2 | 87% | 13% |
| TND 3 | 76% | 24% |
| TND 4 | 85% | 15% |
| L-TND 5 | 87% | 13% |
| TND 6 | 79% | 21% |
| SD 7 | 79% | 21% |

BLACK AND WHITE REGULATING PLAN FOR RECORDING

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

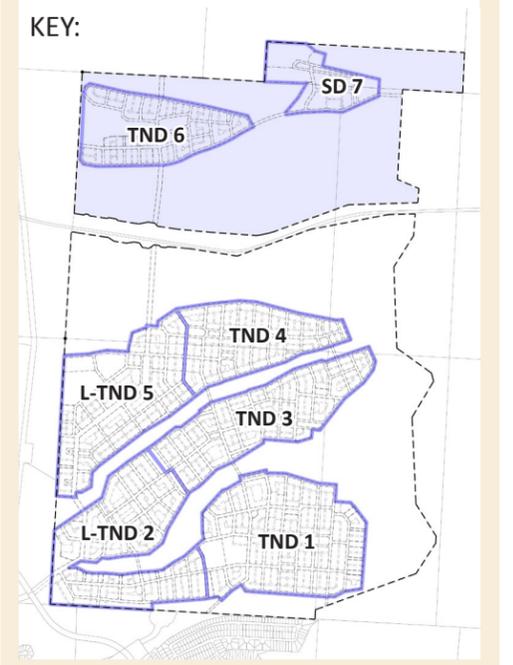
KEY:





BLACK AND WHITE REGULATING PLAN FOR RECORDING

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



SPECIAL DISTRICT REQUIREMENTS

This page contains the regulations for **SD 7 - Northwest Park** (designated as “Special District” on the Transmountain Corridor & Northwest Master Plan Regulating Plan).

SD 7

| a. ALLOCATION OF ZONES | |
|------------------------|-----|
| CLD | N/A |
| TND | N/A |
| TOD | N/A |

| b. BASE RESIDENTIAL DENSITY | |
|-----------------------------|-----------|
| By Right | 24 |
| By TDR | N/A |
| Other Functions | 50 - 100% |

| c. BLOCK SIZE | |
|-----------------|---------------|
| Block Perimeter | 3000 ft. max. |

| d. THOROUGHFARES | |
|------------------|---------------|
| HW | not permitted |
| BV | not permitted |
| AV | not permitted |
| CS | permitted |
| DR | permitted |
| ST | permitted |
| RD | not permitted |
| Rear Lane | permitted |
| Rear Alley | permitted |
| Path | permitted |
| Passage | permitted |
| Bicycle Trail | permitted |
| Bicycle Lane | permitted |
| Bicycle Route | permitted |

| e. CIVIC SPACES | |
|-----------------|-----------|
| Park | permitted |
| Green | permitted |
| Square | permitted |
| Plaza | permitted |
| Playground | permitted |

| f. LOT OCCUPATION | |
|-------------------|-----|
| Lot Width | N/A |
| Lot Coverage | N/A |

| g. SETBACKS - PRINCIPAL BUILDING | |
|----------------------------------|-------------------------|
| Front Setback | 0 ft. min., 20 ft. max. |
| Side Setback | 0 ft. min. |
| Rear Setback | 0 ft. min. |

| h. BUILDING Disposition | |
|-------------------------|-----------|
| Edgeyard | permitted |
| Sideyard | permitted |
| Rearyard | permitted |

| i. PRIVATE FRONTAGES | |
|----------------------|-----------|
| Common Yard | permitted |
| Porch & Fence | permitted |
| Terrace, Dooryard | permitted |
| Forecourt | permitted |
| Stoop | permitted |
| Shopfront | permitted |
| Gallery | permitted |
| Arcade | permitted |
| Parking Lot | permitted |

| j. BUILDING CONFIGURATION | |
|---------------------------|-----------------|
| Principal Building | 6 Stories, max. |
| Outbuilding | N/A |

| k. BUILDING FUNCTION | |
|----------------------|----------------|
| Residential | not applicable |
| Lodging | open use |
| Office | open use |
| Retail | open use |

DISPOSITION

CONFIGURATION

FUNCTION