

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

DEPARTMENT: Planning & Economic Development Department

AGENDA DATE: Introduction: May 3, 2011
Public Hearing: May 24, 2011

CONTACT PERSON/PHONE: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:
An ordinance changing the zoning of a portion of Lots 1 and 2, Block 2, Butterfield Trail Aviation Park Unit Two, all of Butterfield Trail Aviation Park Unit Three, and portions of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from A-3 (Apartment), C-4 (Commercial) and M-1 (Light Manufacturing) to SCZ (SmartCode Zone). The penalty is as provided for in Chapter 21.60 of the El Paso City Code. Subject Property: South of George Perry Boulevard and east of Global Reach Drive. Property Owner: City of El Paso. PZRZ11-00015 (**District 2**)

BACKGROUND / DISCUSSION:
N/A

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) –Recommendation pending

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning & Economic Development

APPROVED FOR AGENDA: _____

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 1 AND 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, ALL OF BUTTERFIELD TRAIL AVIATION PARK UNIT THREE, AND PORTIONS OF SECTIONS 22, 23, 26, AND 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-3 (APARTMENT), C-4 (COMMERCIAL) AND M-1 (LIGHT MANUFACTURING) 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 portion of Lots 1 and 2, Block 2, Butterfield Trail Aviation Park Unit Two, all of Butterfield Trail Aviation Park Unit Three, and portions of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,* and as more particularly described by metes and bounds on the attached Exhibit “A”, as incorporated by reference, be changed from **A-3 (Apartment), C-4 (Commercial), and M-1 (Light Manufacturing) 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 “B” 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 _____, 2011.

THE CITY OF EL PASO

ATTEST:

John Cook, Mayor

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development Department

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lots 1 and 2, Block 2, Butterfield Trail Aviation Park Unit Two and all of Butterfield Trail Aviation Park Unit Three and portions of Sections 22, 23, 26 and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk city monument lying North $45^{\circ}41'01''$ East a distance of 10.06 from the centerline intersection of George Perry Blvd. and Walter Jones Blvd. from which an existing brass disk city monument at the centerline intersection of George Perry Blvd. and Picacho Pass Drive bears South $45^{\circ}41'01''$ West a distance of 621.77 feet; Thence leaving the centerline of George Perry Blvd. South $44^{\circ}18'58''$ East a distance of 110.00 feet to a point on the termination of Walter Jones Blvd. as referenced in Butterfield Trail Aviation Park Unit One for the "TRUE POINT OF BEGINNING".

Thence along said line North $45^{\circ}41'02''$ East a distance of 117.94 feet to a point of curve;

Thence 78.54 feet along the arc of a curve to the right which has a radius of 50.00 feet a central angle of $89^{\circ}59'56''$ a chord which bears North $00^{\circ}41'02''$ East a distance of 70.71 feet to a point;

Thence North $45^{\circ}41'01''$ East a distance of 3806.94 feet to a point;

Thence North $89^{\circ}06'02''$ East a distance of 3492.97 feet to a point;

Thence South $00^{\circ}56'45''$ East a distance of 6587.30 feet to a point;

Thence South $89^{\circ}02'58''$ West a distance of 533.55 feet to a point of curve;

Thence 968.81 feet along the arc of a curve to the left which has a radius of 2377.00 feet a central angle of $23^{\circ}21'09''$ a chord which bears South $77^{\circ}22'23''$ West a distance of 962.12 feet to a point;

Thence South $65^{\circ}41'49''$ West a distance of 645.72 feet to a point;

Thence South $38^{\circ}53'31''$ West a distance of 516.80 feet to a point;

Thence South $87^{\circ}25'17''$ West a distance of 1514.94 feet to a point;

Thence South $77^{\circ}00'34''$ West a distance of 470.45 feet to a point;

Thence South 45°44'06" West a distance of 604.45 feet to a point on the northerly right of way line of Global Reach Boulevard;

Thence along said right of way line North 45°12'53" West a distance of 4845.18 feet to a point of curve;

Thence 69.29 feet along the arc of a curve to the right which has a radius of 45.00 feet a central angle of 88°13'00" a chord which bears North 01°06'23" West a distance of 62.64 feet to a point on the easterly right of way line of George Perry Boulevard;

Thence along said right of way line 584.06 feet along the arc of a curve to the right which has a radius of 12,478.94 feet a central angle of 02°40'54" a chord which bears North 44°20'34" East a distance of 584.01 feet to a point;

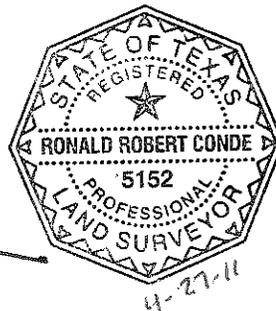
Thence along said right of way line North 45°41'01" East a distance of 1811.90 feet to a point of curve;

Thence 78.54 feet along the arc of a curve to the right which has a radius of 50.00 feet a central angle of 90°00'00" a chord which bears South 89°18'59" East a distance of 70.71 feet to a point on the termination of George Perry Blvd. as referenced on Butterfield Trail Aviation Park Unit One;

Thence along said line North 45°41'02" East a distance of 62.06 feet to the "TRUE POINT OF BEGINNING" and containing 45,169,703 Square Feet or 1036.95 acres of land more or less.

Note: Not a ground survey, Bearings basis is per plat of Butterfield Trail Aviation Park Unit Three recorded in Clerk's file No. 20080086111, Real property records of El Paso County, Texas


Ron R. Conde
R.P.L.S. No. 5152



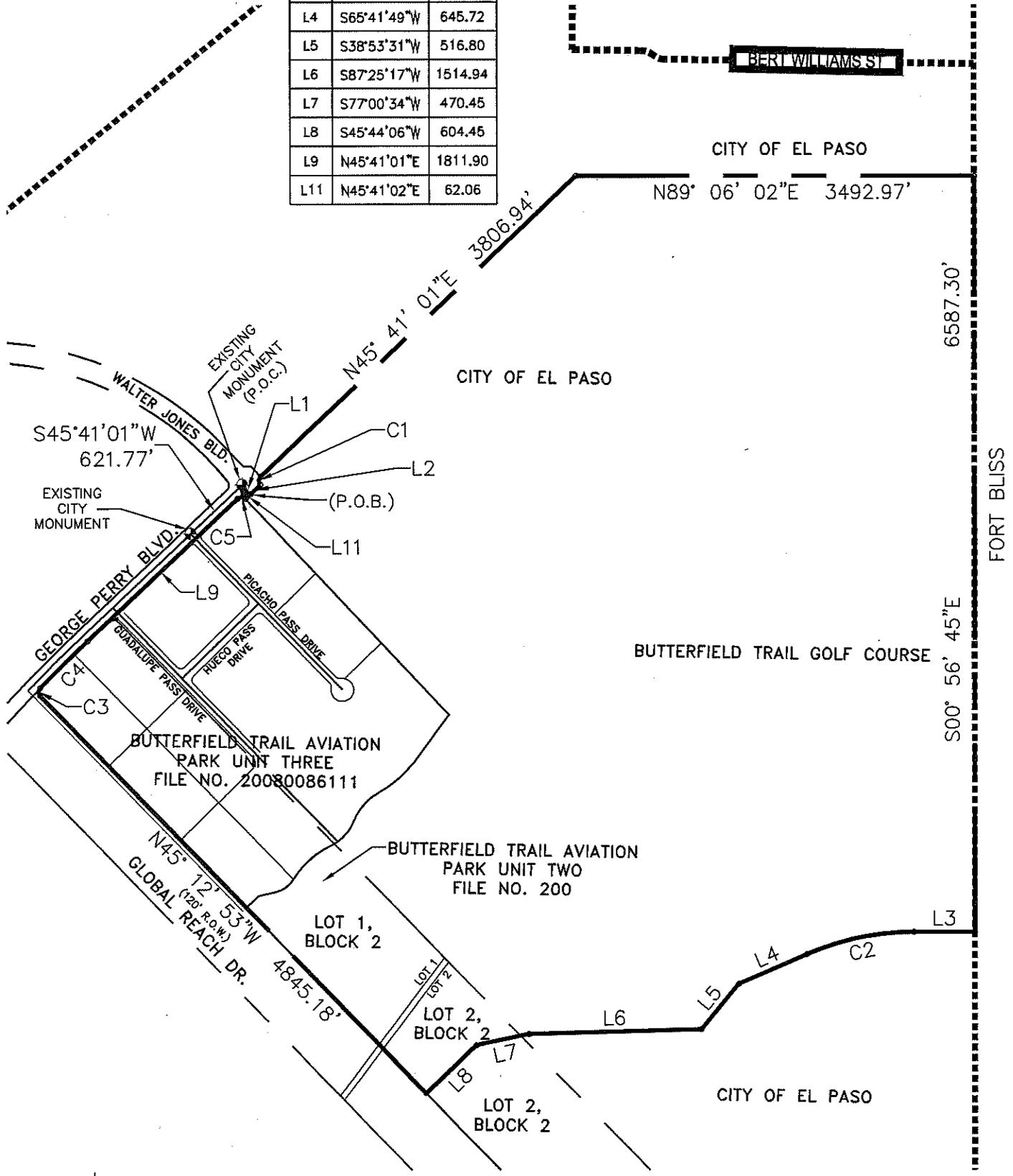
Job # 311-12

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE, SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

NOTE:
 1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.
 2. NOT A GROUND SURVEY.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°18'58"W	110.00
L2	N45°41'02"E	117.94
L3	S89°02'58"W	533.55
L4	S65°41'49"W	645.72
L5	S38°53'31"W	516.80
L6	S87°25'17"W	1514.94
L7	S77°00'34"W	470.45
L8	S45°44'06"W	604.45
L9	N45°41'01"E	1811.90
L11	N45°41'02"E	62.06

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	78.54'	50.00'	70.71'	N00°41'02"E	89°59'56"
C2	2377.00'	968.81'	491.23'	962.12'	S77°22'23"W	23°21'09"
C3	45.00'	69.29'	43.62'	62.64'	N01°06'23"W	88°13'00"
C4	12478.94'	584.06'	292.08'	584.01'	N44°20'34"E	2°40'54"
C5	50.00'	78.54'	50.00'	70.71'	S89°18'59"E	90°00'00"



CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING EXHIBIT
 WAS MADE BY ME OR UNDER MY SUPERVISION

 RON R. CONDE R.P.L.S #5152

JOB # 311-12	DATE: MARCH 30, 2011	FIELD: N/A	OFFICE: F.R.
		A PORTION OF LOTS 1 & 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO AND ALL OF BUTTERFIELD TRAIL AVIATION PARK UNIT THREE AND PORTIONS OF SECTIONS 22,23,26 & 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS	
		CONDE INC. 6080 SURETY SUITE 100 EL PASO, TEXAS 79905	

SCALE: 1"=1200'
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EL PASO INTERNATIONAL AIRPORT

TITLE 21 APPLICATION

El Paso, Texas

April 2011

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CONTEXT

This SmartCode Rezoning Application was developed in conjunction with a collaborative on-site workshop with the El Paso International Airport to design a detailed regulatory plan for implementation through the City's SmartCode, Title 21. The SmartCode enables and incentivizes walkable, mixed use, and compact places as an alternative to conventional automobile-focused, segregated-use suburban zoning standards. The plan builds from the Airport's current master planning efforts, demonstrating a more detailed urban pattern and comprehensive land-use regulation under the SmartCode as a series of special districts.

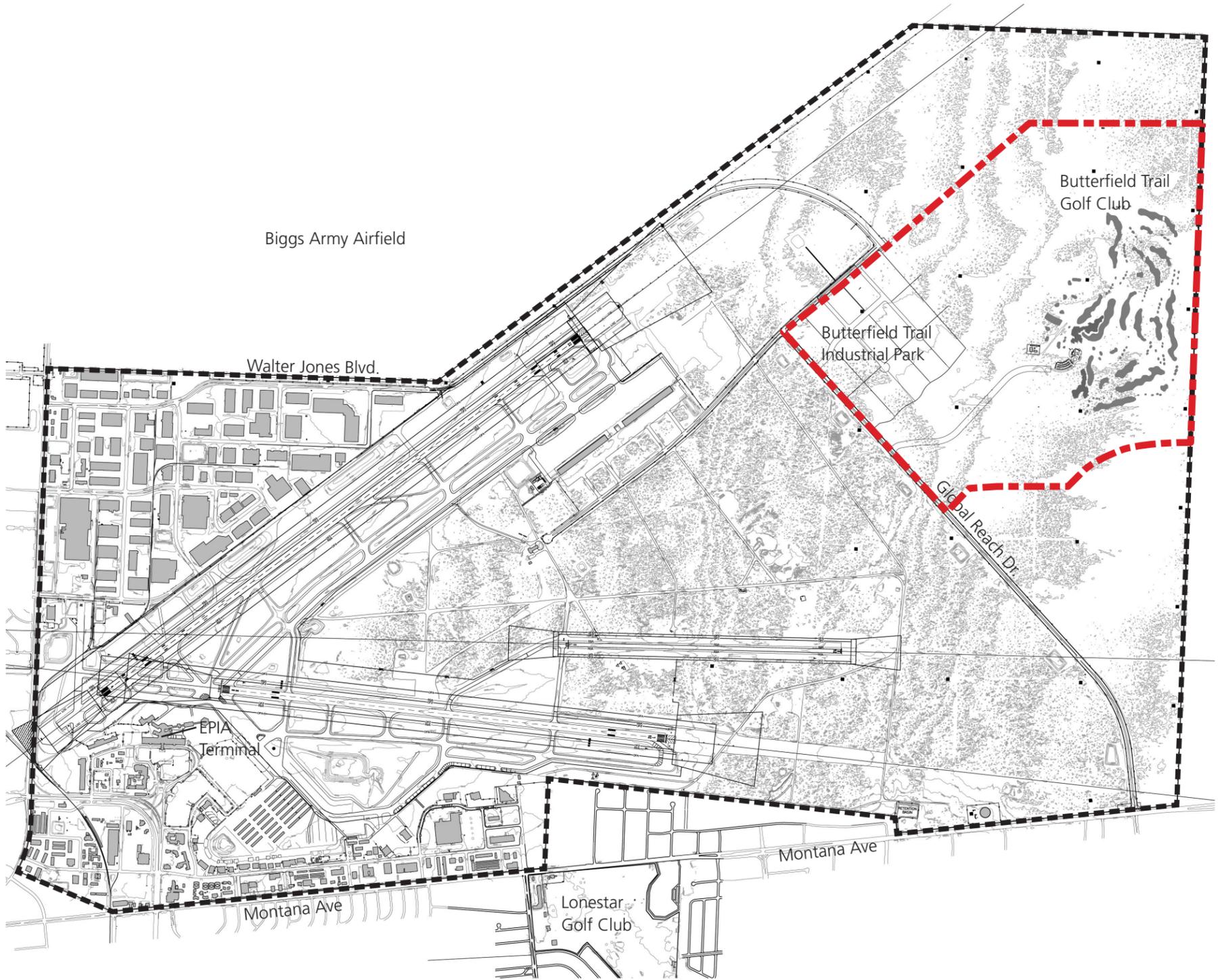
Because of the FAA limitations on use, the application area cannot provide long-term residential. This was the rationale for developing the appropriate sequence of Special Districts that permit a walkable, mixed-use, employment, light industrial and resort development in close proximity to the airport and Fort Bliss. The proposed BRT route along Montana Avenue makes this an ideal location for a major employment zone.

Section 21.10.040 requires the Title 25 Application includes:

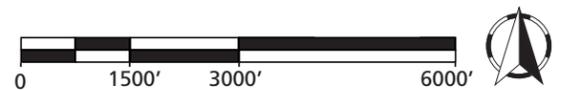
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2. Zoning Map outlining in red the change of zoning: **Page 5**
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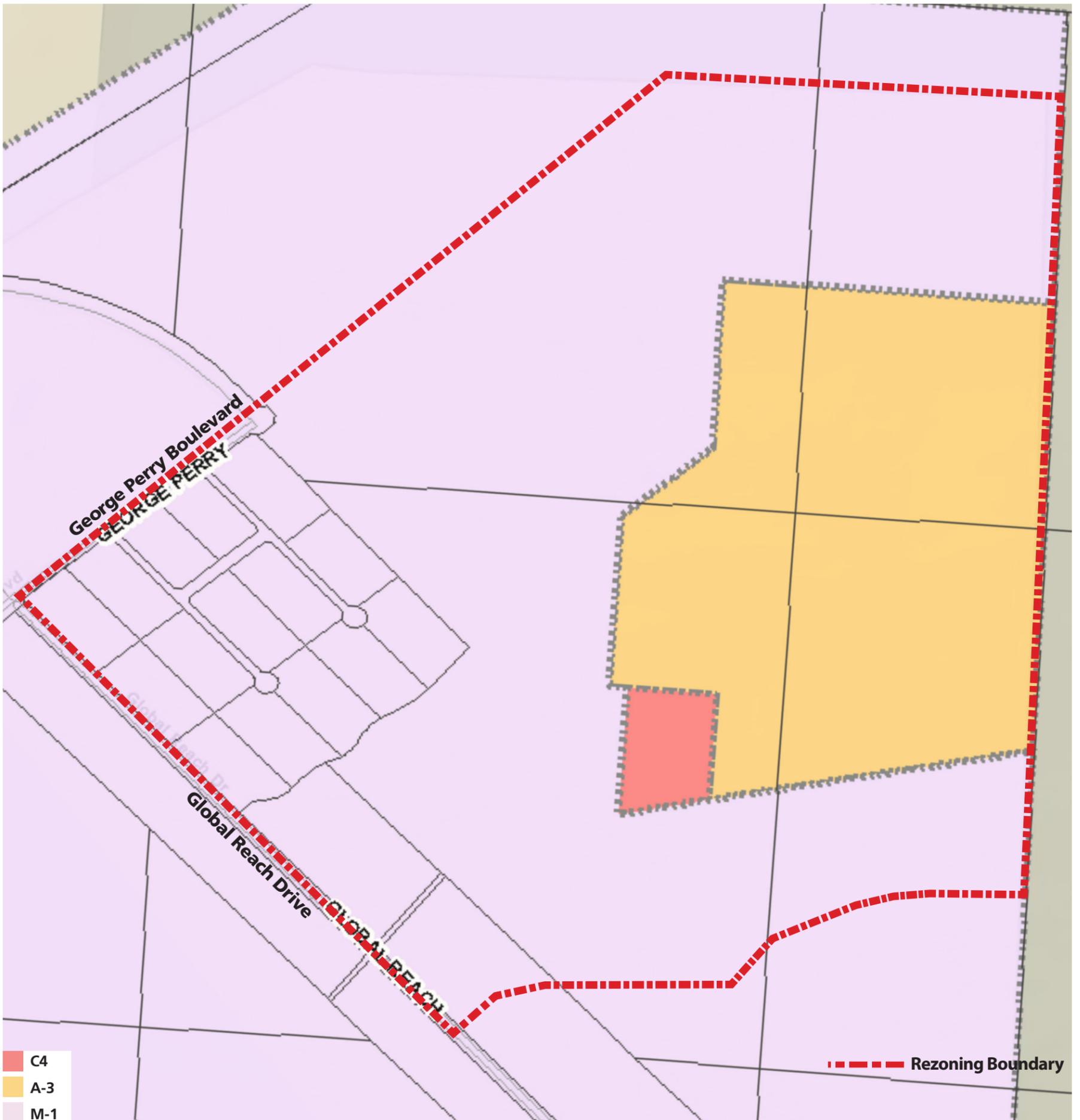


Total area for rezoning: 1,036.95 acres

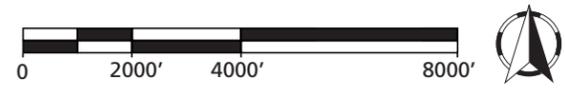
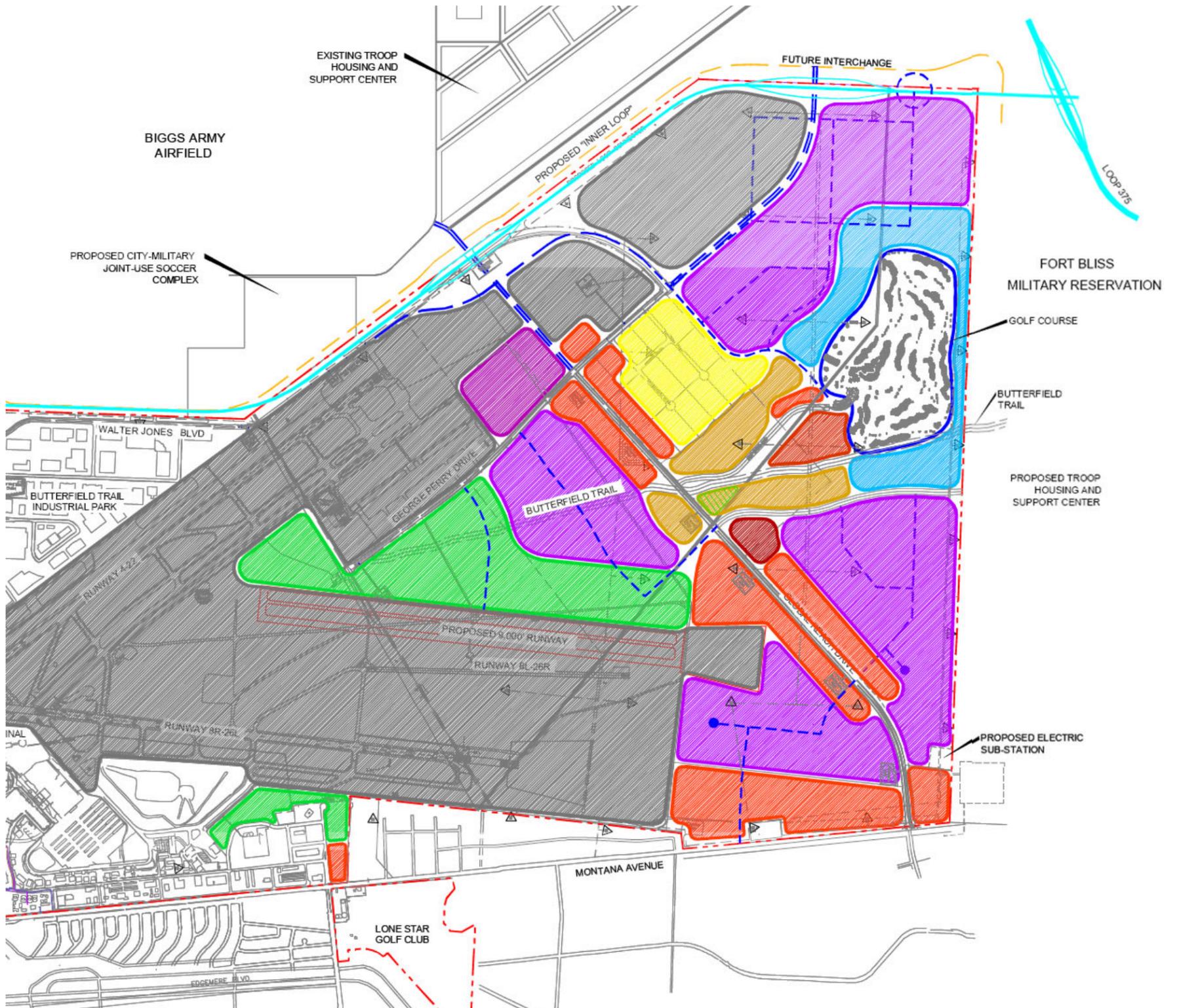


- Rezoning Boundary
- EPIA Boundary





- Proposed General Aviation Uses
- Proposed Commercial / Retail Uses
- Proposed Resort Hotel Uses
- Defense Industrial Uses
- Proposed Industrial Uses
- Proposed Office Uses
- Proposed Mixed Use
- Public Park Reserve



ILLUSTRATIVE DETAIL PLAN

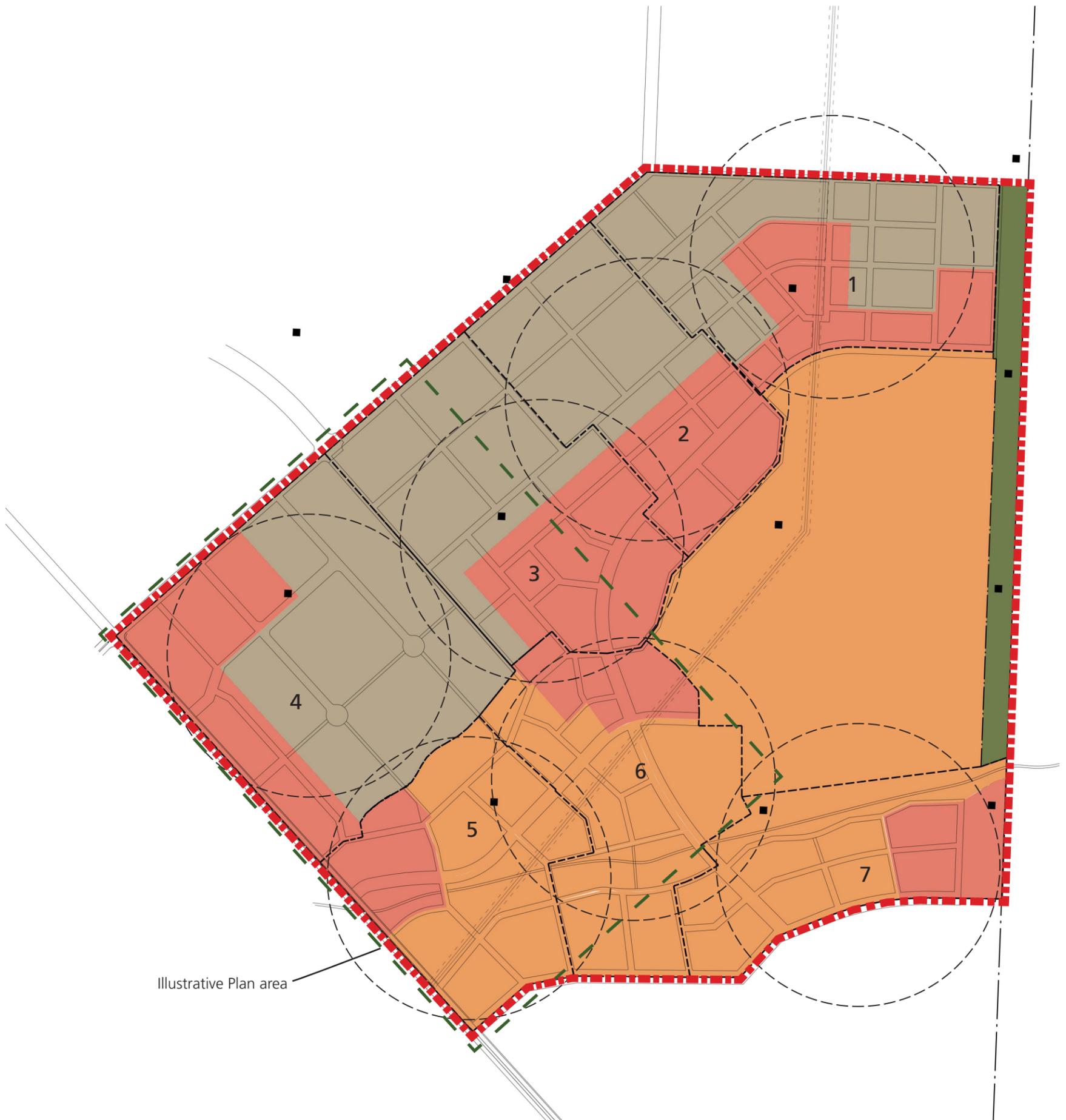
The greenway along Butterfield Trail and the mixed use at the corner of Global Reach Dr and George Perry Blvd were designed to illustrate how to urbanize the large parcels and heavy truck traffic required by light industry. Additional solutions were developed for the integration of the existing block structure and methods of providing pedestrian access to the existing cul-de-sacs. A possible resort was designed adjacent to the golf course. Global Reach could be augmented on the east with an access lane with slower traffic and on-street parking to make it more attractive as a pedestrian environment.

Although the FAA restricts the use of residential to lodging, the area can still be developed with good block structure and a full mix of other commercial functions shielding the larger scale industrial from walkable thoroughfares.



- T1 - Natural
- SD3 - Airport T5.1
- SD4 - Airport T5.2
- SD5 - Airport Science & Technology

- Rezoning Area
- Existing Wells
- Pedestrian Sheds
- Network Pedestrian Sheds



Illustrative Plan area

Scale: 1" = 250'

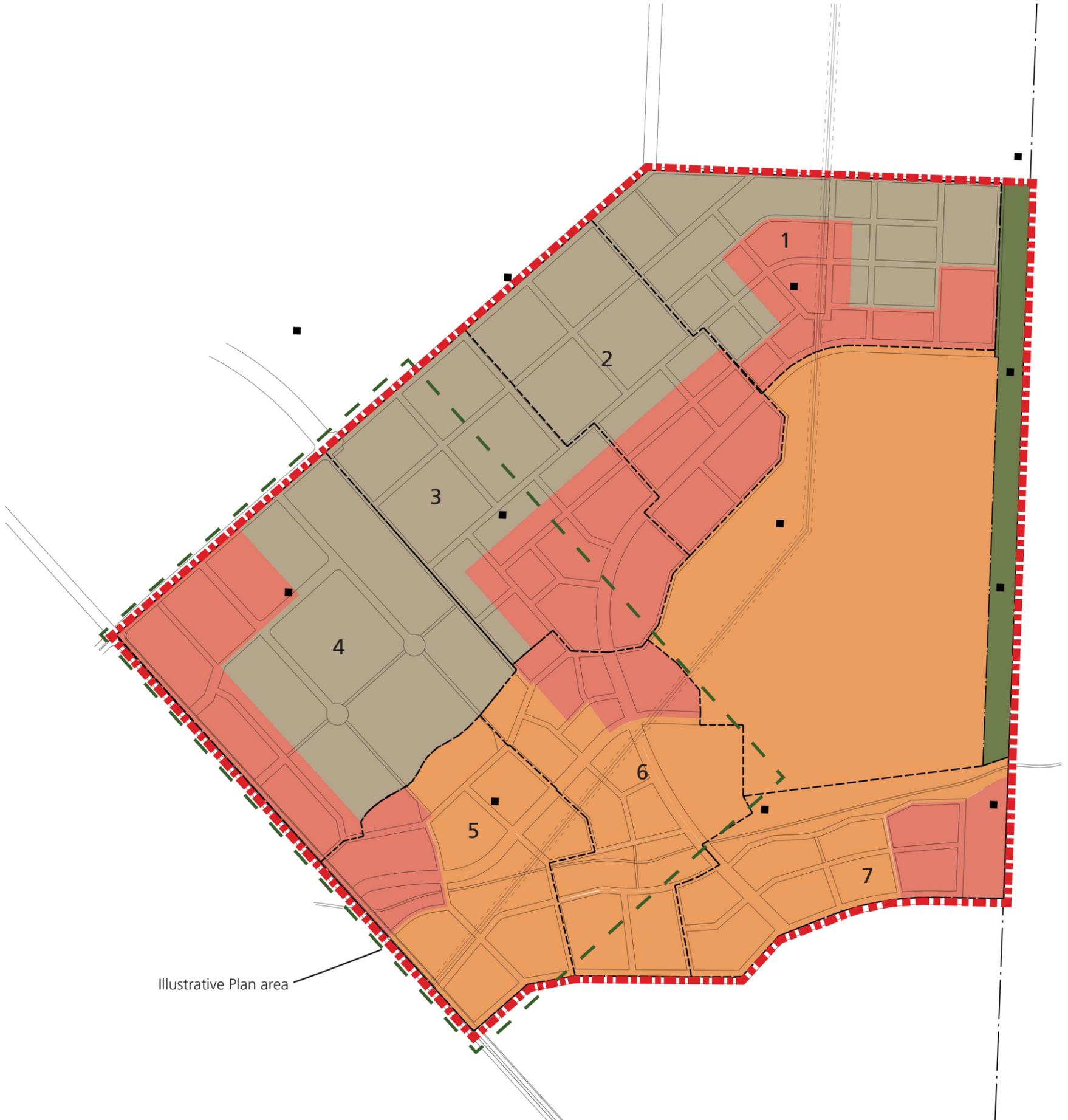


Community Type	SD3 Airport T5.1		SD4 Airport T5.2		SD5 Airport ST		T1	Total Acres
	Acres	% of Total	Acres	% of Total	Acres	% of Total		
AED REQUIRED				50% max.		80% max.		40 - 180
1: AED			44.62	35.91%	79.65	64.09%		124.27
2: AED			38.31	39.57%	58.5	60.43%		96.81
3: AED			53.34	24.05%	73.18	73.51%		126.52
4: AED			53.18	32.65%	109.7	67.35%		162.88
ARD REQUIRED		80% max.		50% max.				40 - 160
5: ARD	71.2	77.35%	20.85	22.65%				92.05
6: ARD	67.65	64.03%	21.58	20.42%				105.66
7: ARD	61.52	73.43%	22.26	26.57%				83.78

Total Acres: 1,017.14

Net Site Area: 697.4 acres

The Marjority of the existing Butterfield Trail Golf Course is not included in a Pedestrian Shed since it functions as a Civic District for the City.



Illustrative Plan area

Scale: 1" = 250'



CIVIC SPACE	TYPE	AREA	PERMITTED AREA
1.1	SQUARE	4.74 AC	.5 - 5 ACRES
GC	EXISTING GOLF COURSE	246.21 AC	NA
2.1	GREEN	5.52 AC	.5 - 8 ACRES
3.1	SQUARE	3.56 AC	.5 - 5 ACRES
4.1	PLAZA	1.52	.25 - 2 ACRES
4.2	GREEN	2.7 AC	.5 - 8 ACRES
4.3	PLAZA	1.79 AC	.25 - 2 ACRES
4.4	SQUARE	2.00	.5 - 5 ACRES
5.1	PARK - HISTORIC TRAIL SPECIAL DISTRICT	18.84 AC	>15 ACRES
5.2	PLAZA	.35 AC	.25 - 2 ACRES
6.1	SQUARE	2.69 AC	.5 - 5 ACRES
6.2	PARK - HISTORIC TRAIL	13.7 AC	8 - 15 ACRES
7.1	PLAZA	.29 AC	.25 - 2 ACRES
7.2	PARK - HISTORIC TRAIL SPECIAL DISTRICT	48.7 AC	>15 ACRES

PEDESTRIAN SHED	TOTAL ACRES	CIVIC ACRES	PERCENTAGE	REQUIRED
1	124.27	4.74	3.8%	2.5%
2	96.81	5.52	5.7%	2.5%
3	126.52	3.56	2.8%	2.5%
4	162.88	8.02	4.9%	2.5%
5	92.05	19.19	20.8%	5.0%
6	105.66	16.39	15.5%	5.0%
7	83.78	17.2	29.4%	5.0%

21.30.050 E.4. Compliant with AED civic space 2.5% minimums per pedestrian shed.

21.30.050 E.5. Compliant with ARD civic space 5% minimums per pedestrian shed.



- Airport Civic
- Main Civic Space

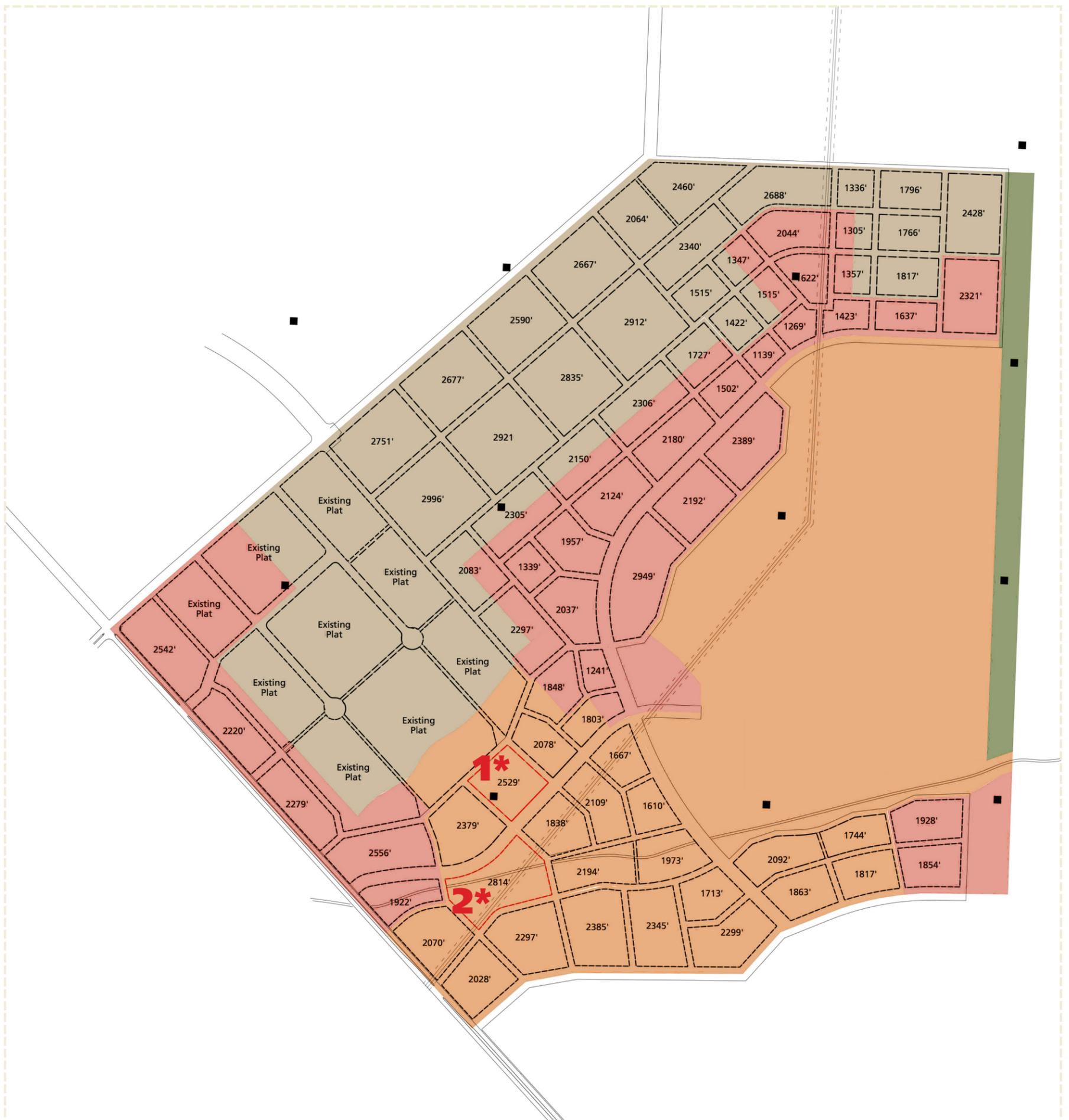
Scale: 1" = 250'



21.80.220 Table 16.c. Compliant with Block Size for Airport Special Districts.

Warrant requested for 2 blocks in ARD 5: Perimeters exceed 2,400' due to constraints of existing well, preservation of Butterfield Trail, and location of existing access road to Golf Club. These are essentially edge conditions as discussed in 21.30.070.A.5. "Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in... Table 16c."

SD ZONE	MAXIMUM BLOCK PERIMETER PERMITTED	WARRANT #1	WARRANT #2
SD3	2,400 FEET	2,529 FEET OR 5.38%	2,814 FEET OR 17.25%
SD4	3,000 FEET		
SD5	4,000 FEET		



Scale: 1" = 250'

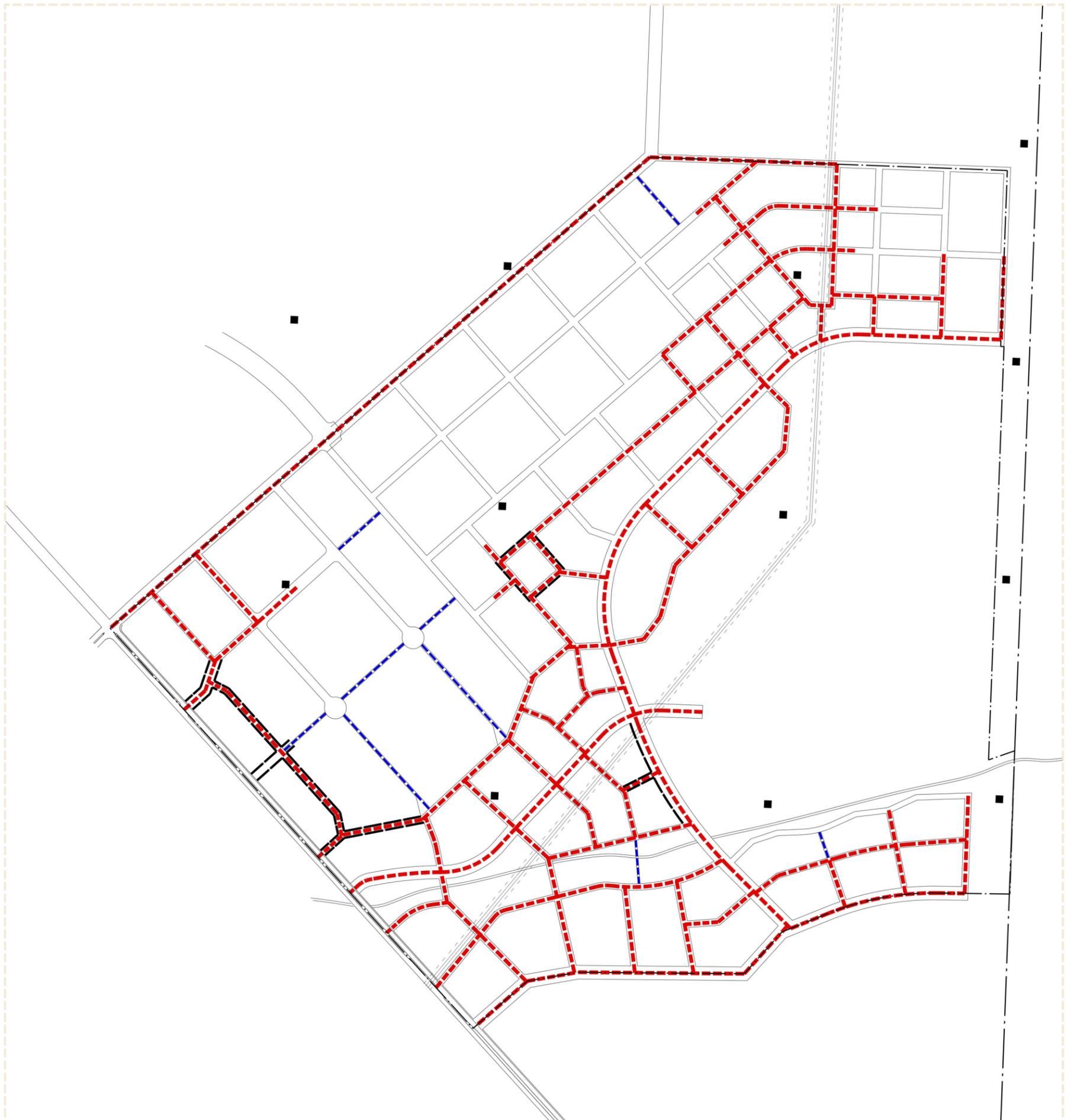


SPECIAL REQUIREMENTS

21.30.090 A.1. Compliant with B-Grid limitation of 30% per pedestrian shed. There are no limitations on amount of B-Grid in SD5.

21.30.090 A.2. Utilizing Mandatory Retail Frontage.

21.30.090 A.7. Utilizing Mandatory Cross Block Passages for block perimeter reduction. Permitted under **21.80.220 ***.



— Mandatory Retail Frontage

--- A-Grid

--- Mandatory Cross Block Passage

Scale: 1" = 250'





Date: April 27, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Melissa Granado, Senior Planner
Subject: **PZRZ11-00015**

The City Plan Commission (CPC) meeting is scheduled for May 05, 2011. Recommendation is pending.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case no: PZRZ11-00015
Application Type: Rezoning
CPC Hearing Date: May 05, 2011
Staff Planner: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

Location: South of George Perry Boulevard and east of Global Reach Drive
Legal Description: A portion of Lots 1 and 2, Block 2, Butterfield Trail Aviation Park Unit One, all of Butterfield Trail Aviation Park Unit Three, and portions of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Acreage: 1,036.95 acres
Representative District: 2
Present Zoning: M-1 (Light Manufacturing), C-4 (Commercial), A-3 (Apartment)
Present Use: Vacant / Golf course
Proposed Zoning: SCZ (SmartCode Zone)
Proposed Use: Special districts AED (Airport Employment Development) and ARD (Airport Resort Development)

Property Owner(s): City of El Paso
Representative(s): City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-1 (Light Manufacturing)/Vacant, Fort Bliss
South: M-1 (Light Manufacturing)/Vacant
East: Vacant, Fort Bliss
West: M-1 (Light Manufacturing)/Vacant, Airport

The Plan for El Paso Designation: Industrial (East Planning Area)
Nearest park: Fort Bliss Soccer Complex (1.73 miles)
Nearest school: Milam Elementary (2.25 miles)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

None

APPLICATION DESCRIPTION

The request is to rezone from A-3 (Apartment), C-4 (Commercial) and M-1 (Light Manufacturing) to SCZ (SmartCode Zone) to allow SmartCode development; specifically two special districts for the El Paso International Airport. The property is 1,036.95 acres in size and is largely vacant, with a portion being used as the Butterfield Trail Golf Club. The regulating plan proposed two special districts, AED (Airport Employment

Development) and ARD (Airport Resort Development).

PLANNING & ECONOMIC DEVELOPMENT – PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of this request for rezoning from A-3 (Apartment), C-4 (Commercial), and M-1 (Light Manufacturing) to SCZ (SmartCode Zone).

The Plan For El Paso – City-wide Land Use Goals

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

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities and outlets for social and cultural expression.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City’s neighborhoods.
- c. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

CITY PLAN COMMISSION OPTIONS

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

- 1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The 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 CPC report or other criteria identified from the Plan by the CPC.

Engineering & Construction Management - Building Permits and Inspections Division:

No comments received.

El Paso Department of Transportation:

No comments received.

Fire Department:

No comments received.

El Paso Water Utilities:

No comments received.

LIST OF ATTACHMENTS

- 1. EPIA SmartCode regulating plan



EL PASO INTERNATIONAL AIRPORT

TITLE 21 APPLICATION

El Paso, Texas

April 2011

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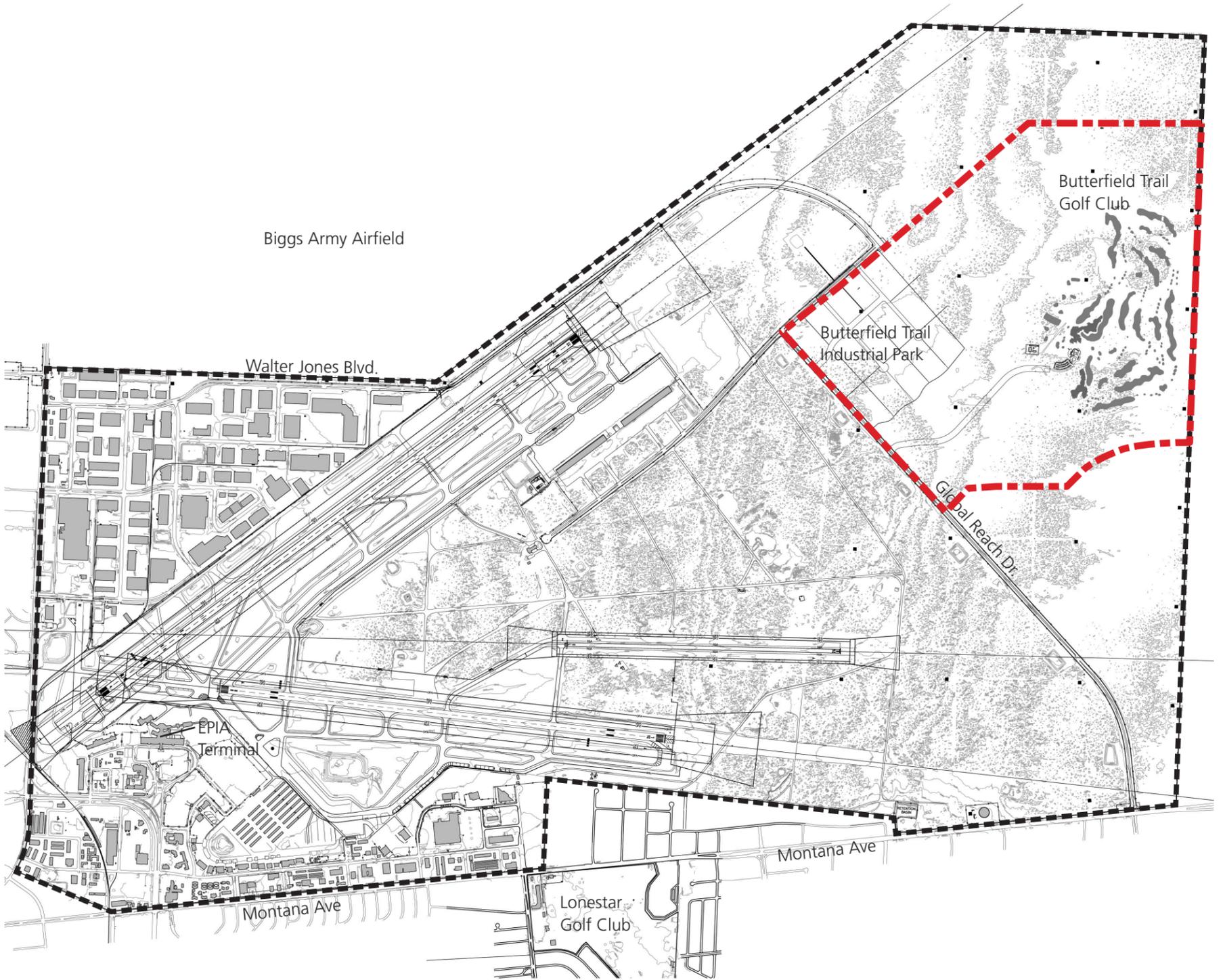
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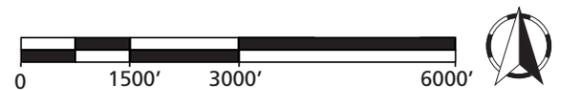
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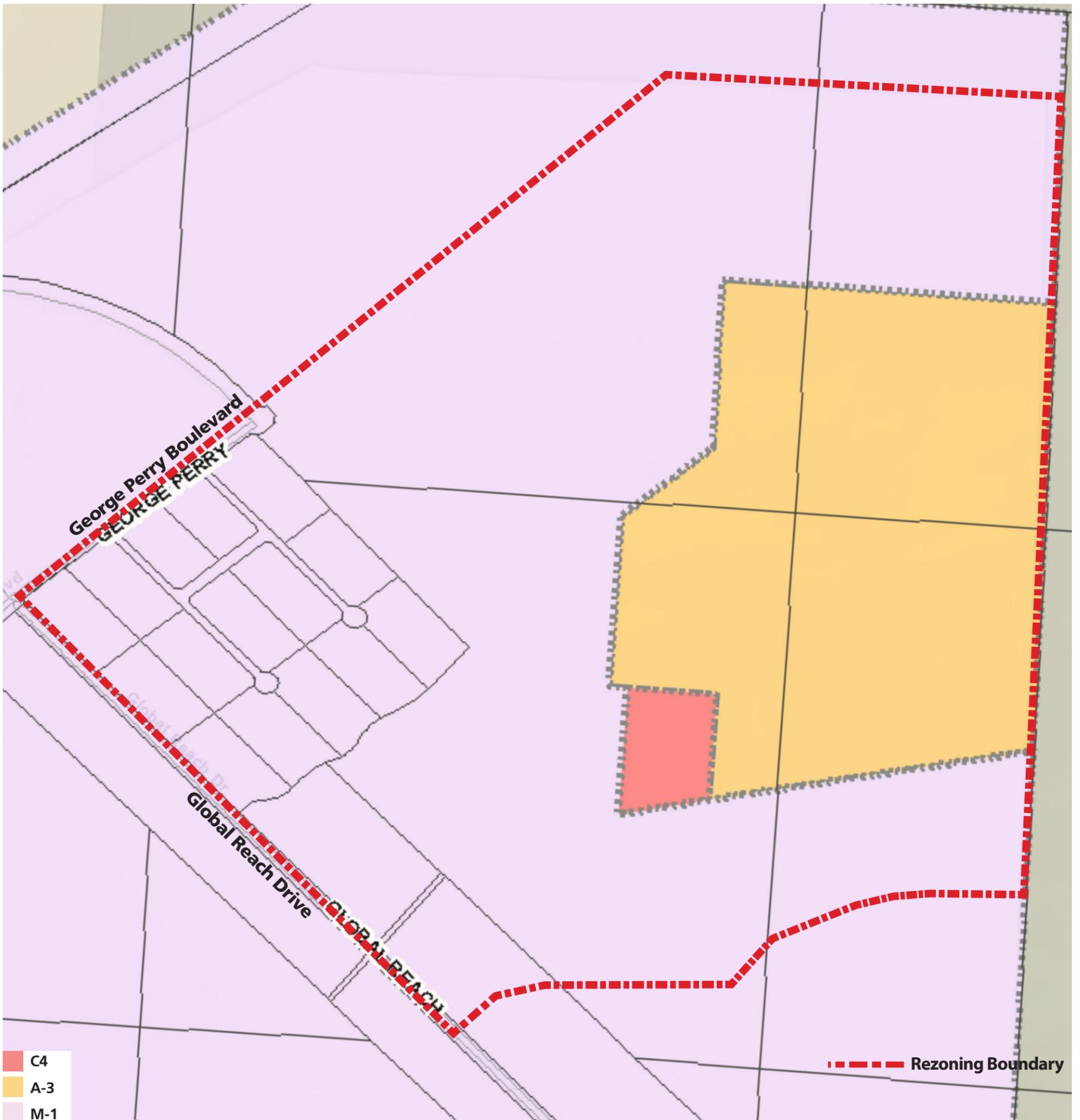


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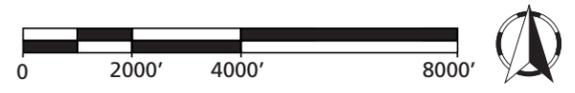
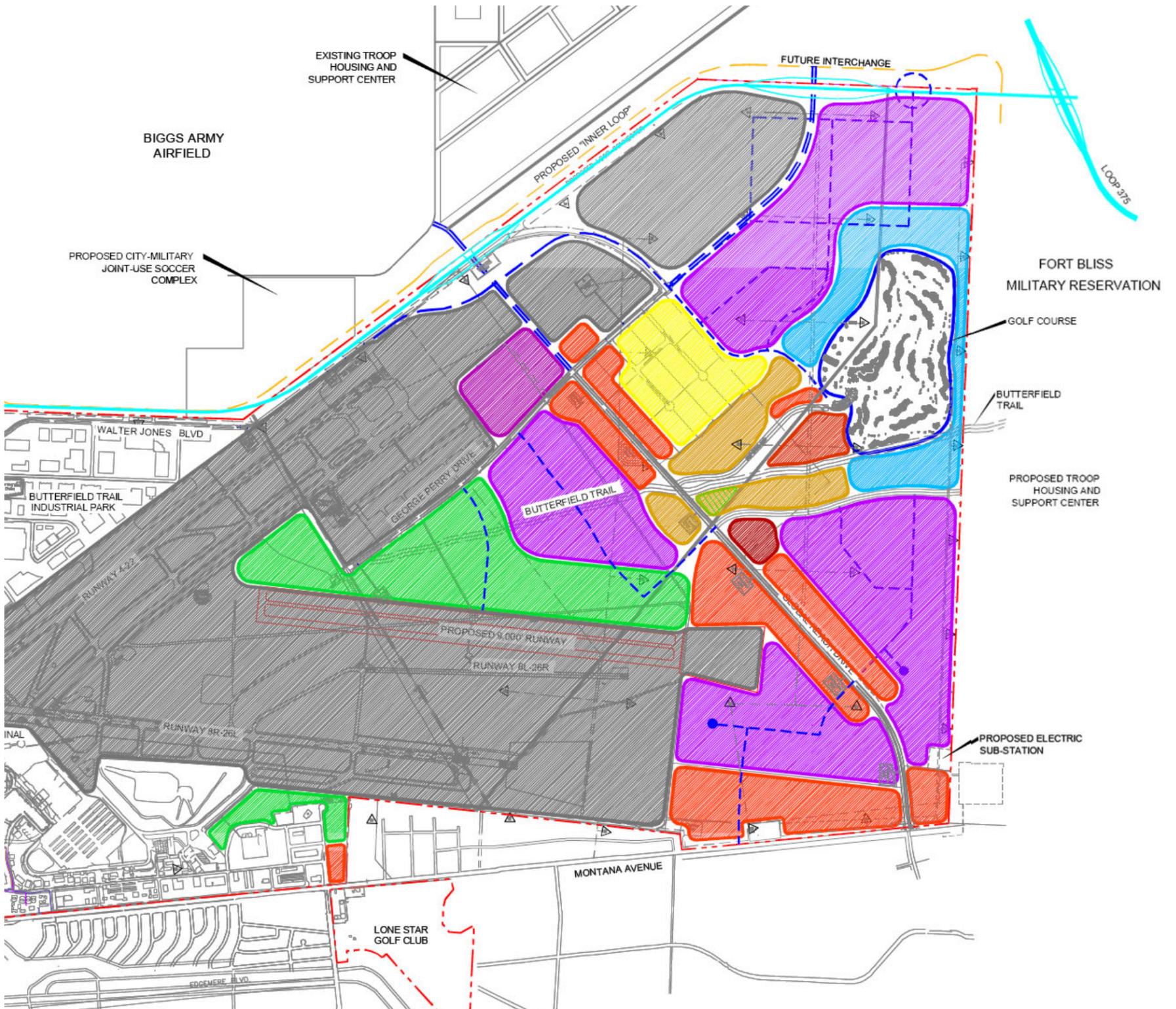


--- Rezoning Boundary
--- EPIA Boundary





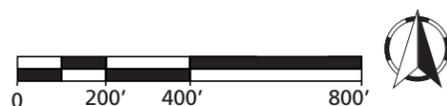
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- Proposed Commercial / Retail Uses
- Proposed Resort Hotel Uses
- Defense Industrial Uses
- Proposed Industrial Uses
- Proposed Office Uses
- Proposed Mixed Use
- Public Park Reserve



ILLUSTRATIVE DETAIL PLAN

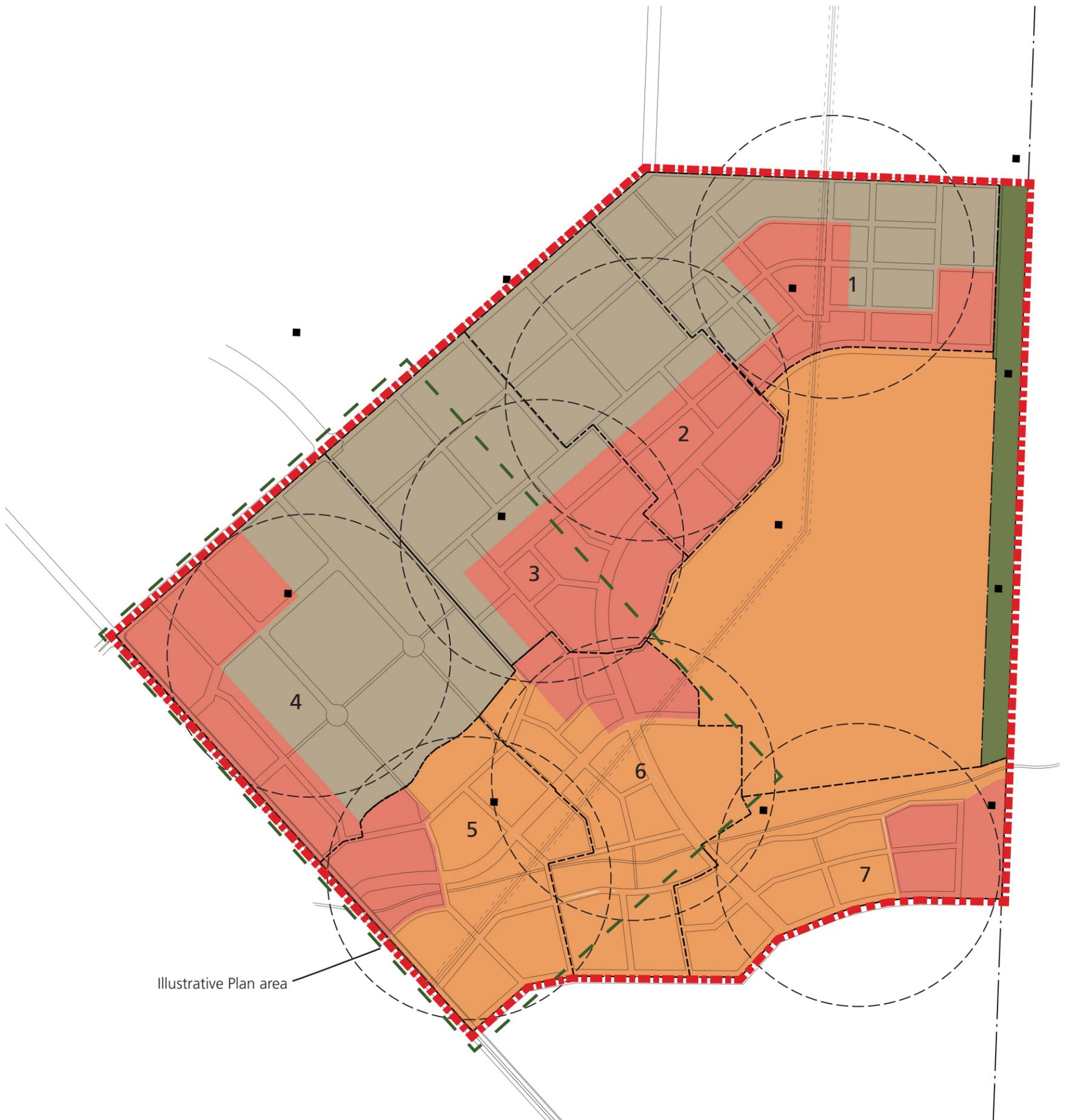
The greenway along Butterfield Trail and the mixed use at the corner of Global Reach Dr and George Perry Blvd were designed to illustrate how to urbanize the large parcels and heavy truck traffic required by light industry. Additional solutions were developed for the integration of the existing block structure and methods of providing pedestrian access to the existing cul-de-sacs. A possible resort was designed adjacent to the golf course. Global Reach could be augmented on the east with an access lane with slower traffic and on-street parking to make it more attractive as a pedestrian environment.

Although the FAA restricts the use of residential to lodging, the area can still be developed with good block structure and a full mix of other commercial functions shielding the larger scale industrial from walkable thoroughfares.



- T1 - Natural
- SD3 - Airport T5.1
- SD4 - Airport T5.2
- SD5 - Airport Science & Technology

- Rezoning Area
- Existing Wells
- Pedestrian Sheds
- Network Pedestrian Sheds



Illustrative Plan area

Scale: 1" = 250'

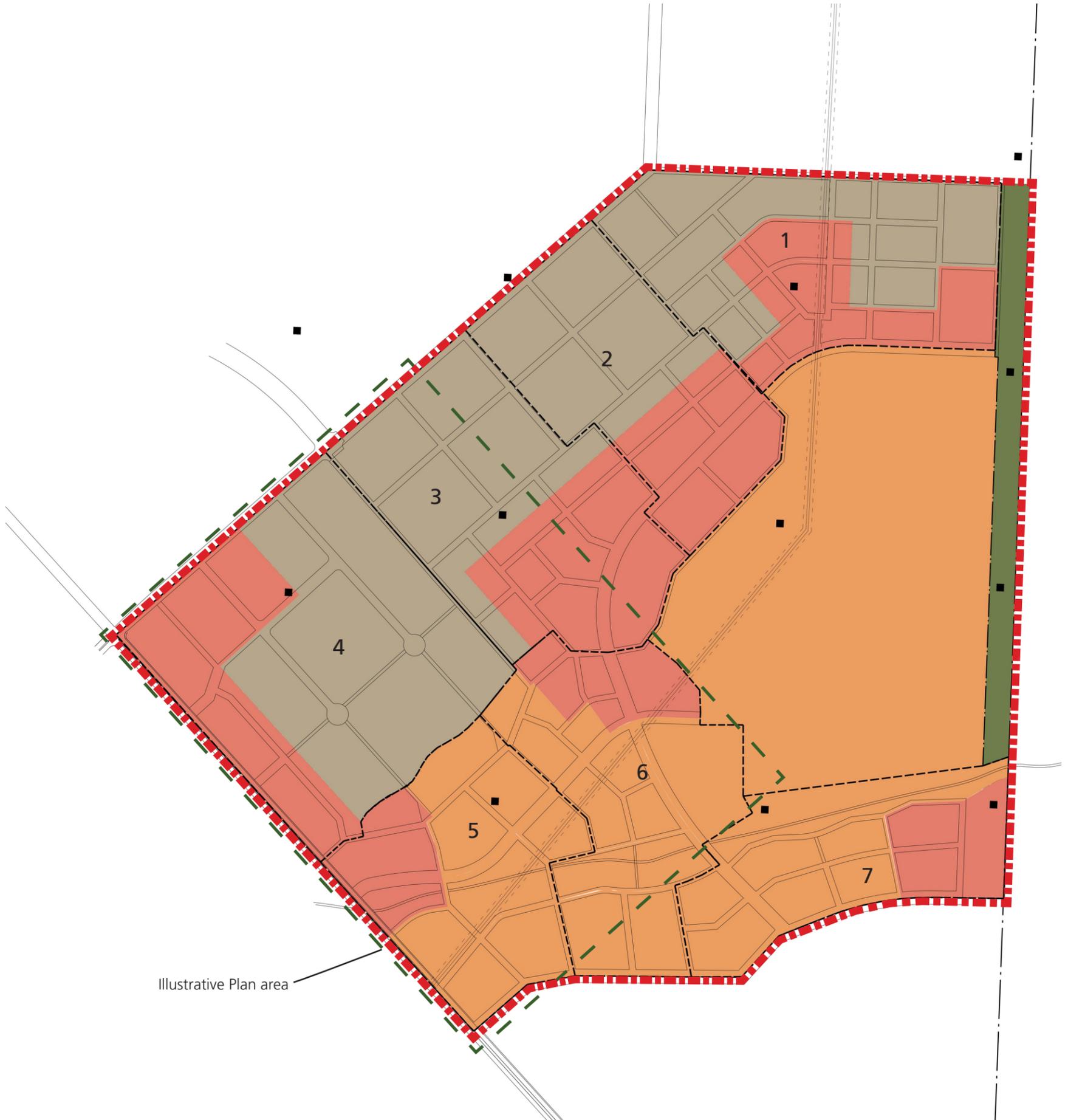


Community Type	SD3 Airport T5.1		SD4 Airport T5.2		SD5 Airport ST		T1	Total Acres
	Acres	% of Total	Acres	% of Total	Acres	% of Total		
AED REQUIRED				50% max.		80% max.		40 - 180
1: AED			44.62	35.91%	79.65	64.09%		124.27
2: AED			38.31	39.57%	58.5	60.43%		96.81
3: AED			53.34	24.05%	73.18	73.51%		126.52
4: AED			53.18	32.65%	109.7	67.35%		162.88
ARD REQUIRED		80% max.		50% max.				40 - 160
5: ARD	71.2	77.35%	20.85	22.65%				92.05
6: ARD	67.65	64.03%	21.58	20.42%				105.66
7: ARD	61.52	73.43%	22.26	26.57%				83.78

Total Acres: 1,017.14

Net Site Area: 697.4 acres

The Marjority of the existing Butterfield Trail Golf Course is not included in a Pedestrian Shed since it functions as a Civic District for the City.



Illustrative Plan area

Scale: 1" = 250'



CIVIC SPACE	TYPE	AREA	PERMITTED AREA
1.2	SQUARE	4.74 AC	.5 - 5 ACRES
GC	EXISTING GOLF COURSE	246.21 AC	NA
2.1	GREEN	5.52 AC	.5 - 8 ACRES
3.1	SQUARE	3.56 AC	.5 - 5 ACRES
4.1	PLAZA	1.52	.25 - 2 ACRES
4.2	GREEN	2.7 AC	.5 - 8 ACRES
4.3	PLAZA	1.79 AC	.25 - 2 ACRES
4.4	SQUARE	2.00	.5 - 5 ACRES
5.1	PARK - HISTORIC TRAIL SPECIAL DISTRICT	18.84 AC	>15 ACRES
5.2	PLAZA	.35 AC	.25 - 2 ACRES
6.1	SQUARE	2.69 AC	.5 - 5 ACRES
6.2	PARK - HISTORIC TRAIL	13.7 AC	8 - 15 ACRES
7.1	PLAZA	.29 AC	.25 - 2 ACRES
7.2	PARK - HISTORIC TRAIL SPECIAL DISTRICT	48.7 AC	>15 ACRES

PEDESTRIAN SHED	TOTAL ACRES	CIVIC ACRES	PERCENTAGE	REQUIRED
1	124.27	4.74	3.8%	2.5%
2	96.81	5.52	5.7%	2.5%
3	126.52	3.56	2.8%	2.5%
4	162.88	8.02	4.9%	2.5%
5	92.05	19.19	20.8%	5.0%
6	105.66	16.39	15.5%	5.0%
7	83.78	17.2	29.4%	5.0%

21.30.050 C.5. Compliant with main civic space requirement with 800' of center of pedestrian shed.

21.30.050 C.6. Compliant with thoroughfare fronting 50% of space. *Warrant requested for 4.1, 4.2, and 4.3 because the passage performs a major connectivity function and serves as a thoroughfare in this existing condition.*

21.30.050 C.8. Compliant with Civic Space not exceeding 50% of a special district. The majority of the Butterfield Golf Course is an existing Special District and adjacent to the new communities.

21.30.050 E.4. Compliant with AED civic space 2.5% minimums per pedestrian shed.

21.30.050 E.5. Compliant with ARD civic space 5% minimums per pedestrian shed.



-  800' from center of Pedestrian Shed
-  Airport Civic
-  Main Civic Space

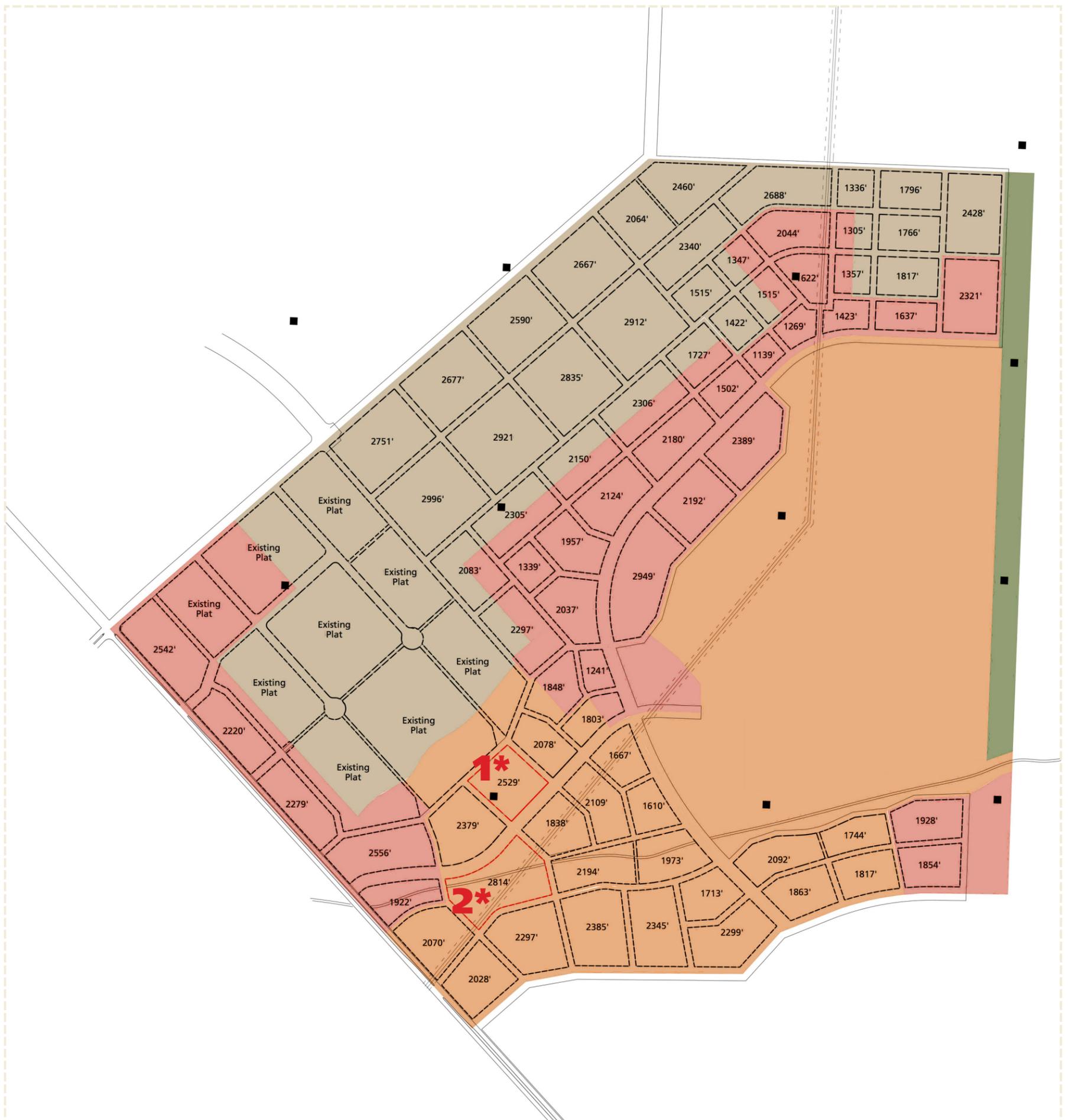
Scale: 1" = 250'



21.80.220 Table 16.c. Compliant with Block Size for Airport Special Districts.

Warrant requested for 2 blocks in ARD 5: Perimeters exceed 2,400' due to constraints of existing well, preservation of Butterfield Trail, and location of existing access road to Golf Club. These are essentially edge conditions as discussed in 21.30.070.A.5. "Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in... Table 16c."

SD ZONE	MAXIMUM BLOCK PERIMETER PERMITTED	WARRANT #1	WARRANT #2
SD3	2,400 FEET	2,529 FEET OR 5.38%	2,814 FEET OR 17.25%
SD4	3,000 FEET		
SD5	4,000 FEET		



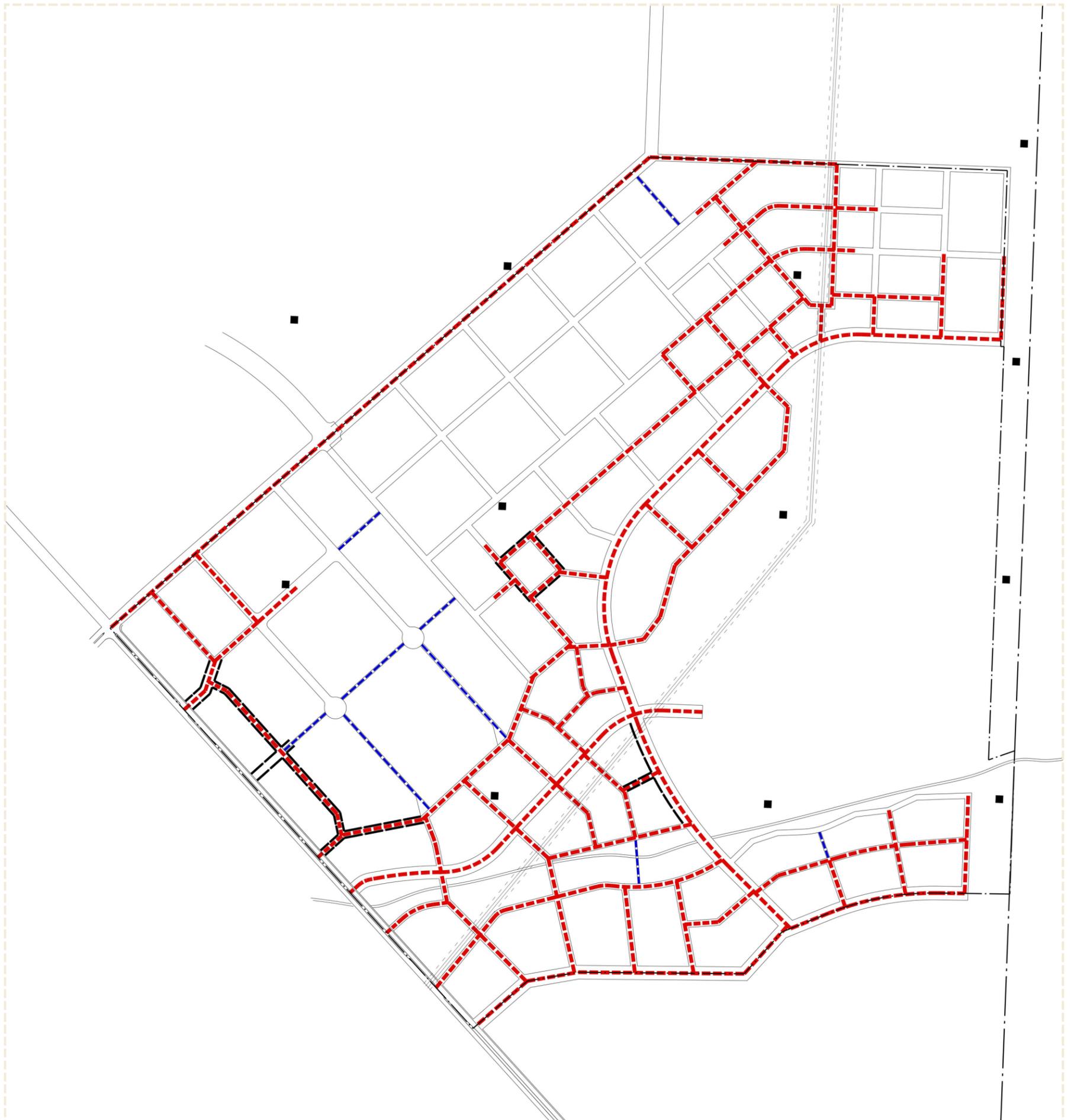
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SPECIAL REQUIREMENTS

21.30.090 A.1. Compliant with B-Grid limitation of 30% per pedestrian shed. There are no limitations on amount of B-Grid in SD5.

21.30.090 A.2. Utilizing Mandatory Retail Frontage.

21.30.090 A.7. Utilizing Mandatory Cross Block Passages for block perimeter reduction. Permitted under **21.80.220 ***.



— Mandatory Retail Frontage

— A-Grid

— Mandatory Cross Block Passage

Scale: 1" = 250'

