



ITEM 48

916 South St. Vrain Street Special Permit

PZST22-00014



Strategic Goal 3.

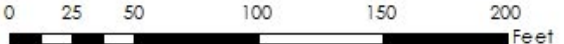
Promote the Visual Image of
El Paso

PZST22-00014



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of the map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



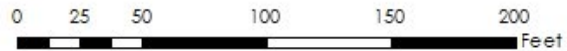
PZST22-00014



Existing Zoning



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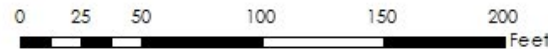
PZST22-00014



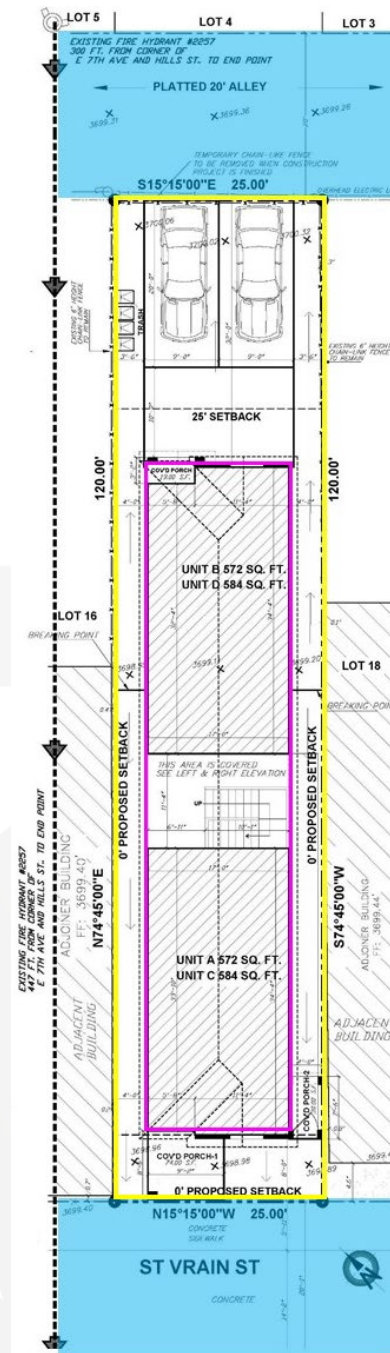
Future Land Use Map



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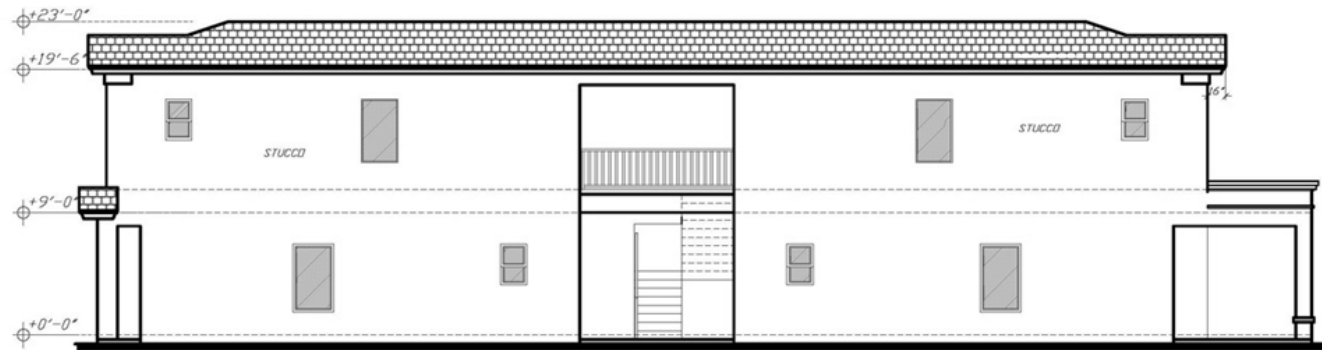
Detailed Site Plan



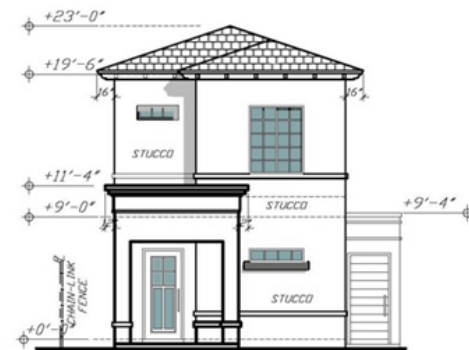
Density/Dimensional Standard A-3 (Apartment) Zone District - Other Permitted Uses (Quadrplex)	Required	Proposed
Lot area	2,400 sq. ft.	No change
Lot width	40 ft.	25 ft.
Lot depth	60 ft.	No change
Front yard setback	20 ft.	0 ft
Rear yard setback	25 ft.	No change
Side yard setback	15 ft.	0 ft.

Note: Bold indicates requested reductions

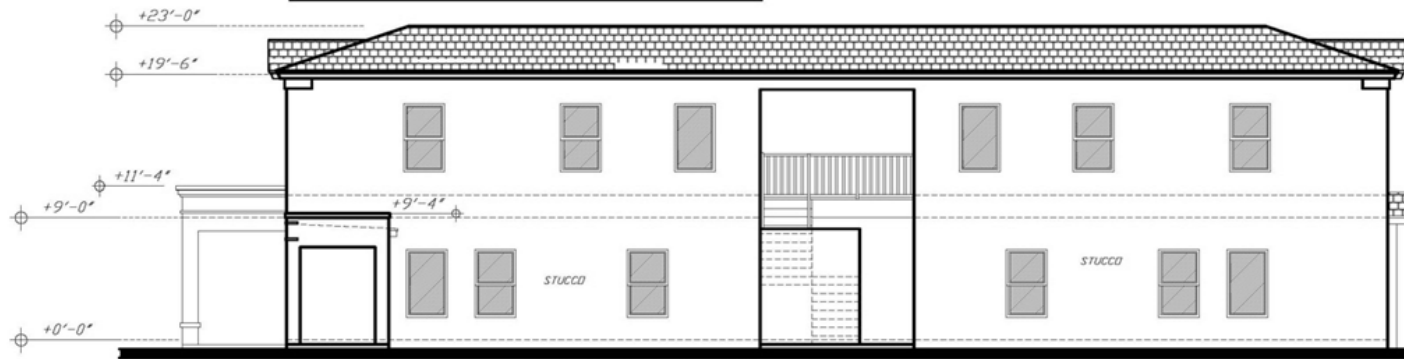
Elevations



LEFT ELEVATION SCALE: 1/8"=1'-0"



FRONT ELEVATION SCALE: 1/8"=1'-0"



RIGHT ELEVATION SCALE: 1/8"=1'-0"

MAX HEIGHT: 23'

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Aerial with Site Plan



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Subject Property

Surrounding Development



N



W

S

E



Public Input

- Notices were mailed to property owners within 300 feet on January 26, 2023.
- The Planning Division has not received any communication in support or opposition to the request.





Recommendation

- Staff recommends **approval** of the special permit request
- CPC recommends **approval (5-0)** of the special permit request



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People