



ITEM 28

# 7000 Stan Roberts Rezoning

PZRZ21-00020

**Strategic Goal 3.**

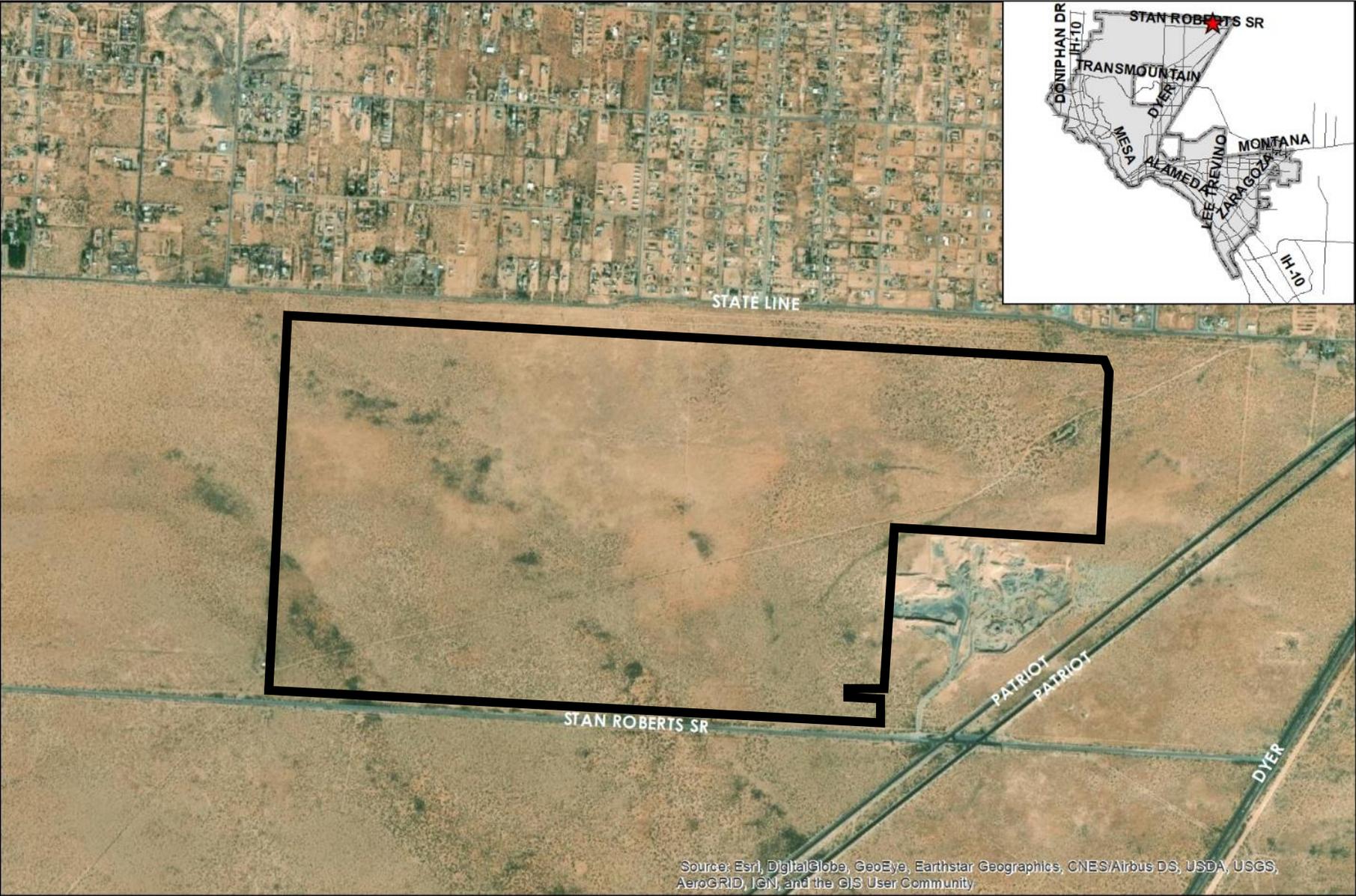
Promote the Visual Image of  
El Paso



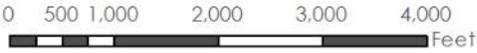
# PZRZ21-00020



# Aerial



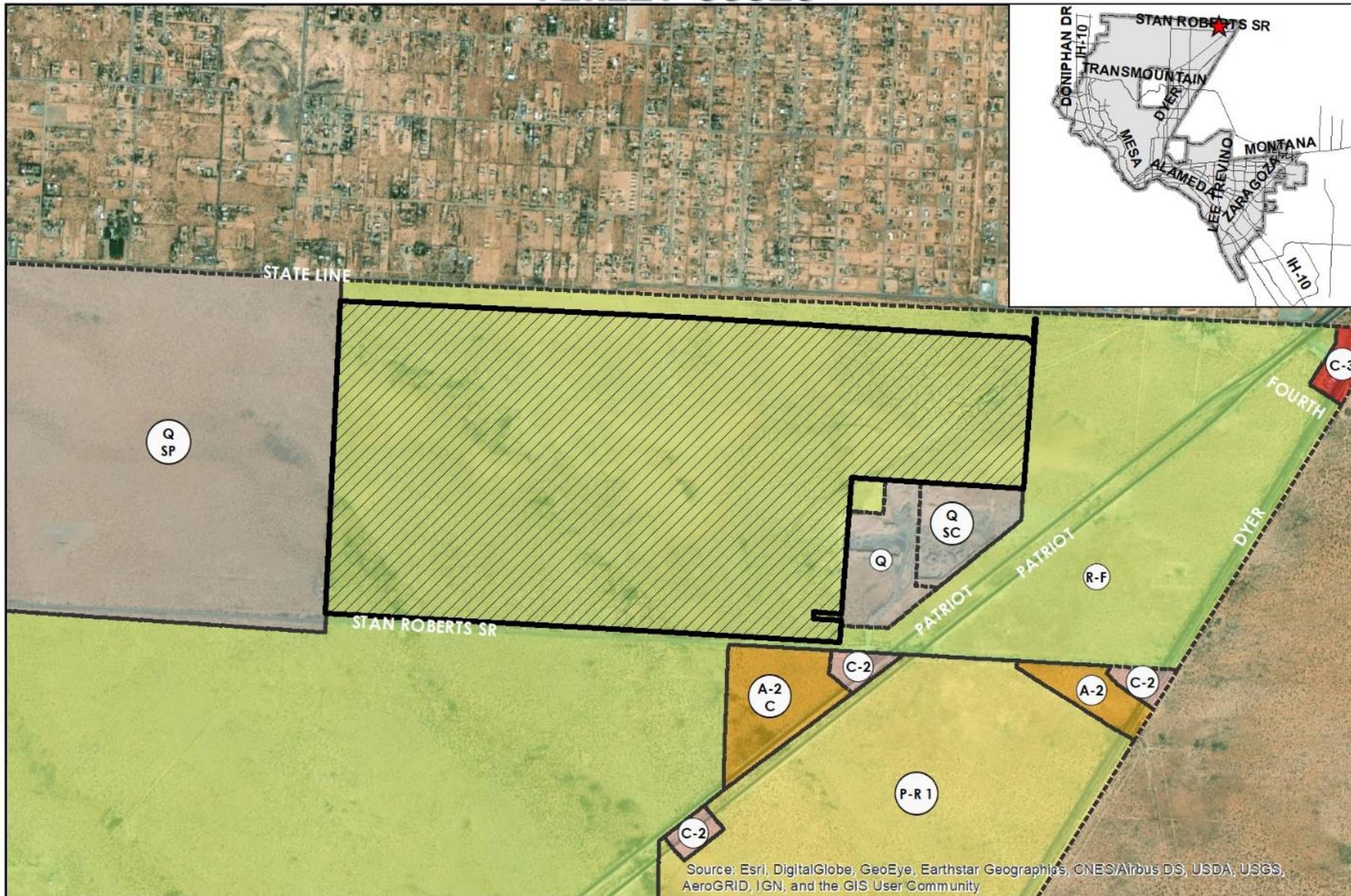
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



# PZRZ21-00020



## Existing Zoning



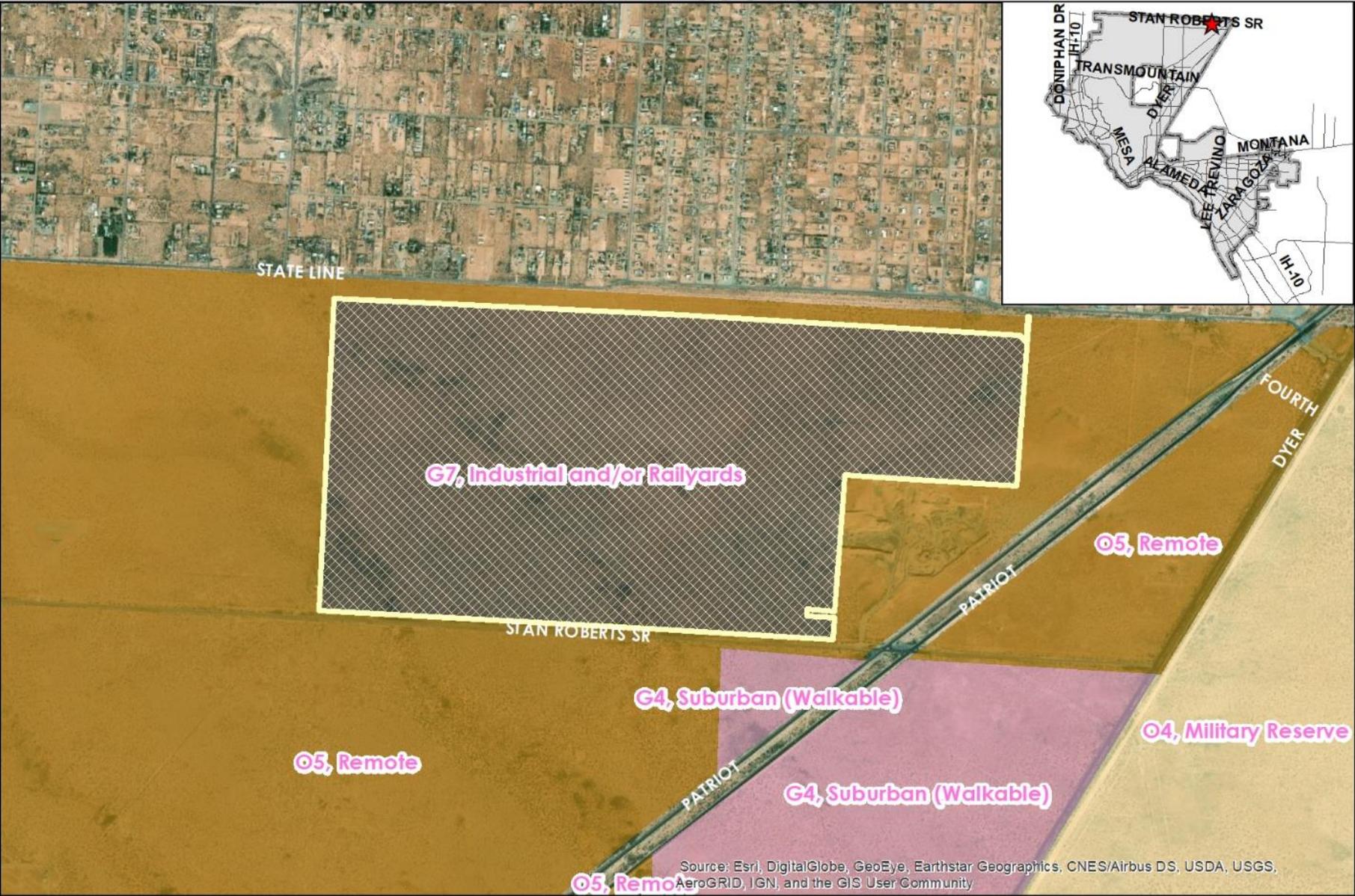
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 Subject Property



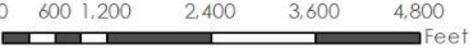
# Future Land Use



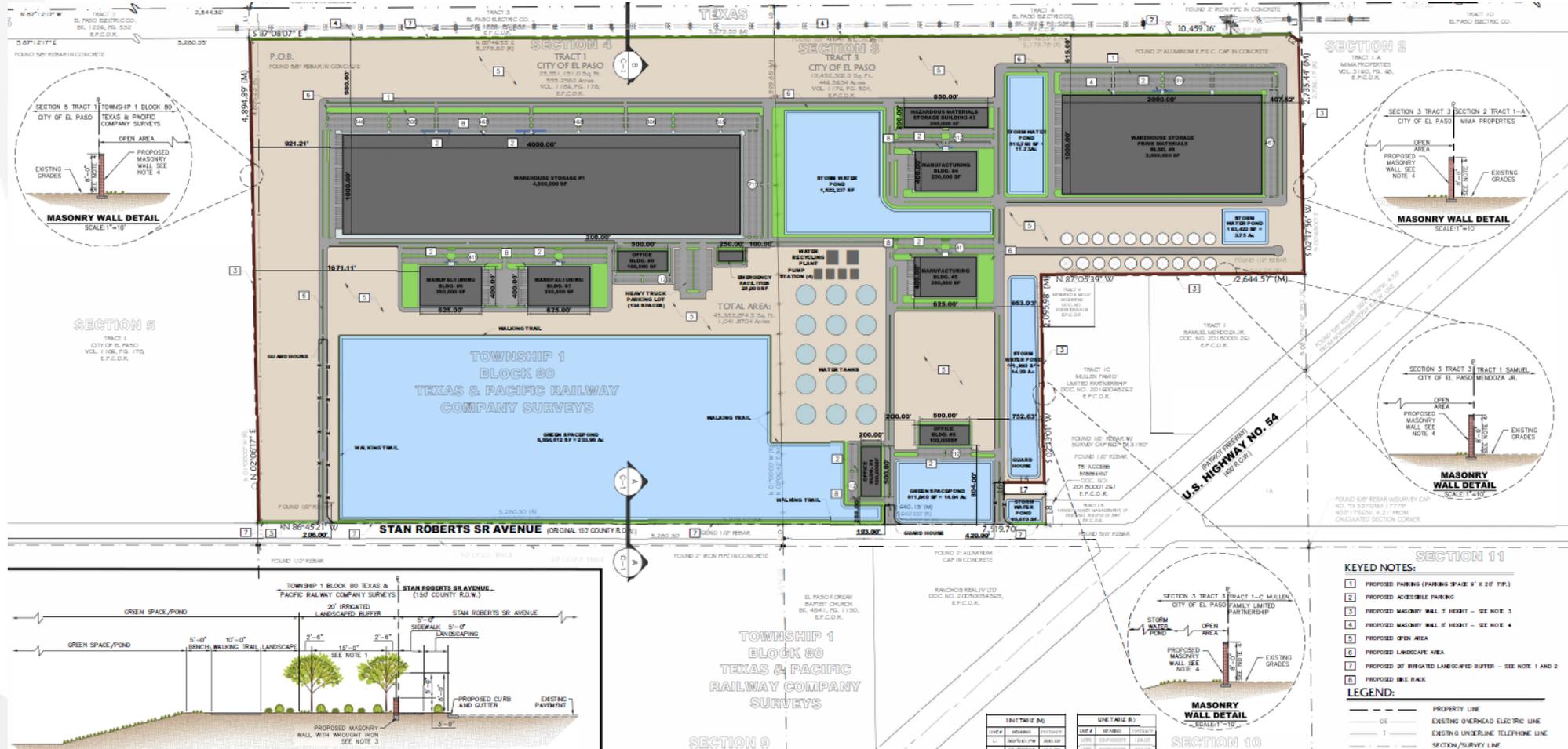
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Subject Property



# Conceptual Plan



# Proposed Conditions

1. Prior to the issuance of building permits, a **Detailed Site Development Plan** shall be reviewed and approved by City Council; and,
2. Prior to the issuance of building permits, a twenty-five (25) foot, irrigated **landscaped buffer** shall be installed and maintained along the entirety of the **southerly property line** along the subject property's frontage on **Stan Roberts Street**. The buffer shall contain two rows, spaced twenty (20) feet apart, of native, medium or large deciduous trees chosen from the cities plant list of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center. Fifteen (15) percent of the shrubs required by the Landscape Ordinance shall be located within this buffer; and,
3. The **parkway** abutting the subject property **along Stan Roberts** right-of-way shall **be ten (10) feet** and the **sidewalk** abutting the Stan Roberts right-of-way shall be constructed as a **ten (10) foot hike and bike facility**; and,
4. Prior to the issuance of building permits, a twenty-five (25) foot, irrigated **landscaped buffer** shall be installed and maintained along the entirety of the **northerly property line**. The buffer shall contain two rows, spaced twenty (20) feet apart, of medium or large native deciduous trees chosen from the Cities plant list of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center; and,
5. Prior to the issuance of building permits, a **combination masonry-wrought iron wall** of three (3) feet in height of masonry and a minimum of three (3) additional feet of wrought iron shall be constructed and maintained along the entirety of the property line **abutting the Stan Roberts right-of-way**; and,
6. Prior to the issuance of building permits, a **masonry wall of eight (8) feet** in height shall be constructed along the entirety of subject **property's northerly property line**; and
7. **All manufacturing, processing, repair, or storage uses shall maintain a five-hundred (500) foot setback** from the property line along portions of the subject property that abut or are across the right-of-way **from any residential zones or uses**. Office uses may be located within this setback; and,
8. Prior to the issuance of certificates of occupancy, a masonry wall of eight (8) feet in height shall be constructed and maintained around any outdoor storage areas and industrial or manufacturing operations on the subject property.
9. The following **uses** shall be **prohibited** on the subject property:
  - a. **Sanitary landfills;**
  - b. **Penal facilities, correctional facilities, and detention centers;**
  - c. **Automobile wrecking yards;**
  - d. **Shooting ranges.**
10. All **light poles within 20 feet of property line along Stan Roberts and the property line adjacent to New Mexican State** Line **shall not exceed 28 feet in height**. All light fixtures shall be shielded and maintained in such a manner that the shielding is effective as described in the definition in El Paso City Code 18.18.060 for full cutoff light fixtures.

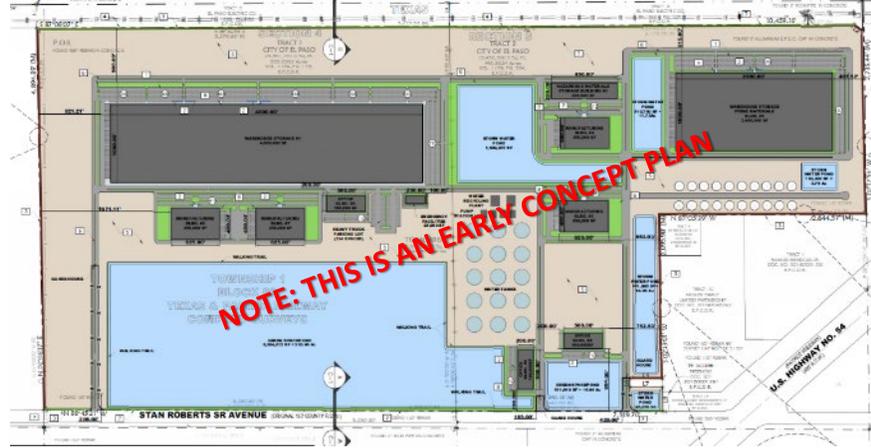
- Landscape buffers and masonry walls along the Stan Roberts frontage and the northerly property line
- A 500' setback for any manufacturing, processing, repair, or storage uses anywhere that the property line abuts residential zones or uses, even if separated by a right-of-way
- Detailed site development plan
- Lighting limitations
- Certain uses prohibited

## Proposed Conditions



# 1. Detailed Site Development Plan

*Prior to the issuance of building permits, a Detailed Site Development Plan shall be reviewed and approved per El Paso City Code Section 20.04.150.*



Proposed Conditions



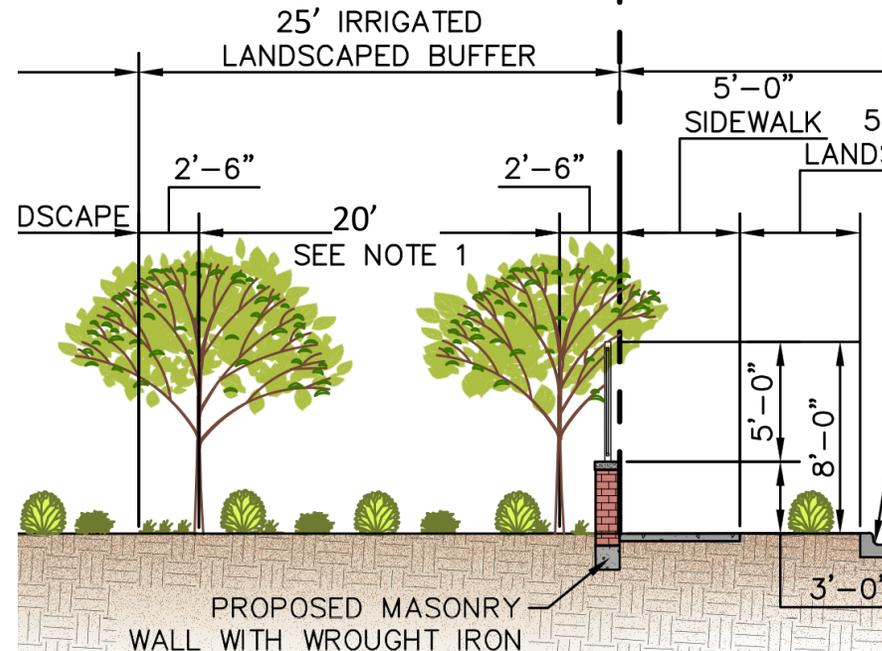
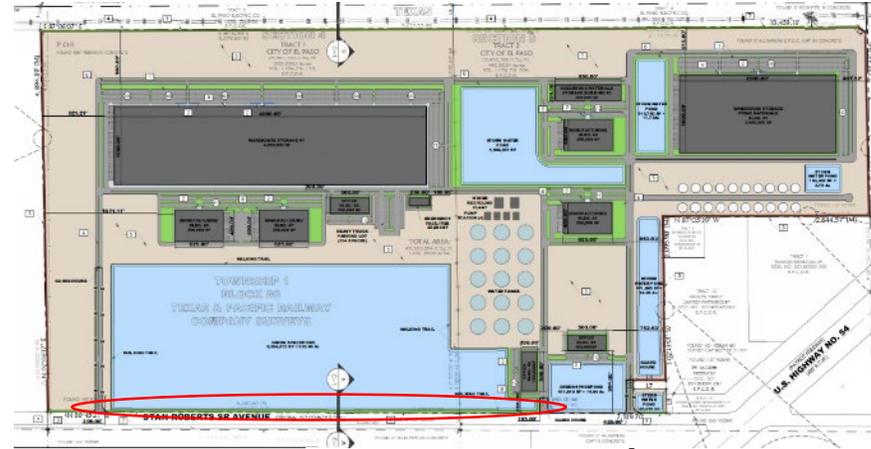
## 2. A twenty-five (25) foot, irrigated landscaped buffer along the subject property's SOUTHERLY frontage on Stan Roberts Street.

*Prior to the issuance of building permits, a twenty-five (25) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the southerly property line along the subject property's frontage on Stan Roberts Street.*

*The buffer shall contain two rows, spaced twenty (20) feet apart, of native, medium or large deciduous trees chosen from the cities plant list of two (2) inch caliper and ten (10) feet in height.*

*Within the rows, the trees shall be spaced every thirty (30) feet on center.*

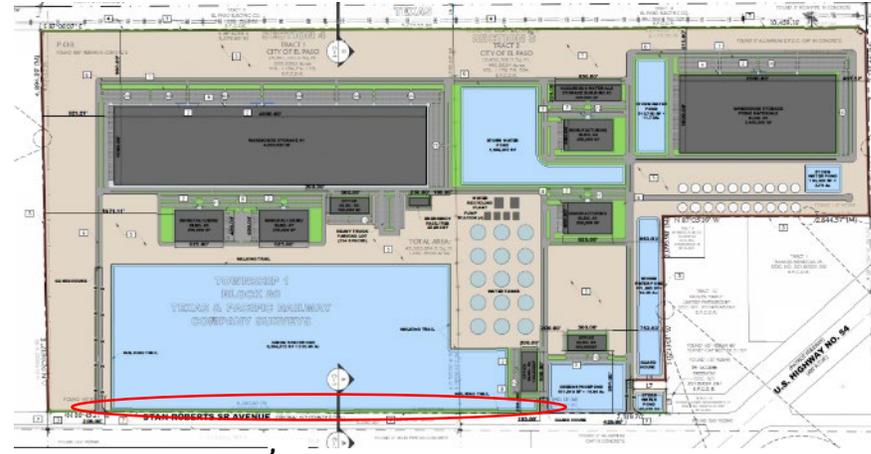
*Fifteen (15) percent of the shrubs required by the Landscape Ordinance shall be located within this buffer; and,*



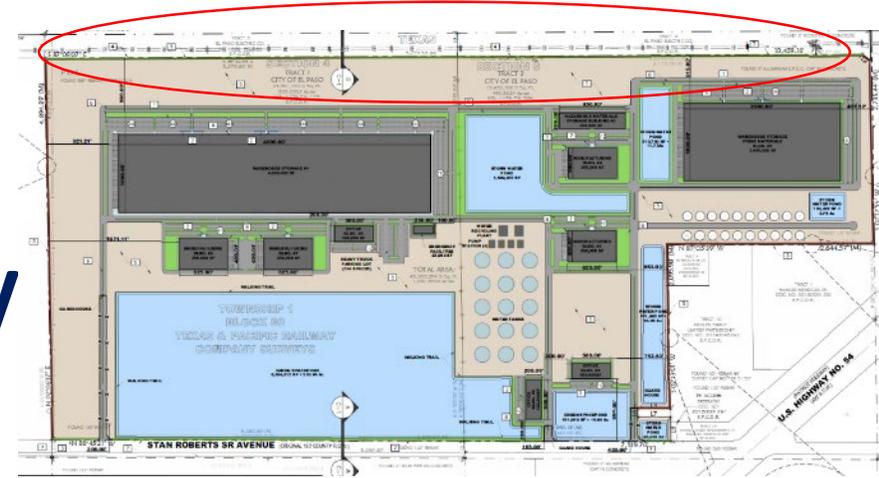
# Proposed Conditions

### 3. A 10' parkway and 10' hike and bike on Stan Roberts Street.

*The parkway abutting the subject property along Stan Roberts right-of-way shall be ten (10) feet and the sidewalk abutting the Stan Roberts right-of-way shall be constructed as a ten (10) foot hike and bike facility; and,*



# 4. A twenty-five (25) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the NORTHERLY property line

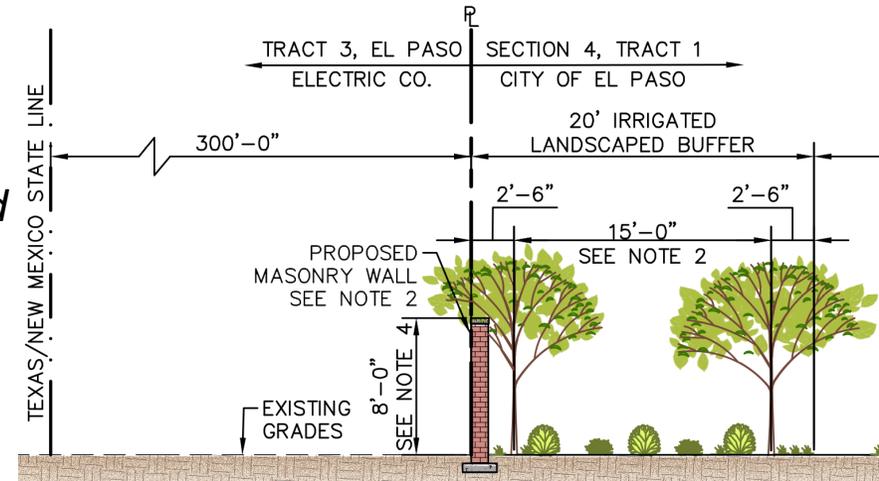


Proposed Conditions

*Prior to the issuance of building permits, a twenty (20) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the northerly property.*

*The buffer shall contain two rows, spaced fifteen (15) feet apart, of native or naturalized trees of two (2) inch caliper and ten (10) feet in height.*

*Within the rows, the trees shall be spaced every thirty (30) feet on center; and,*

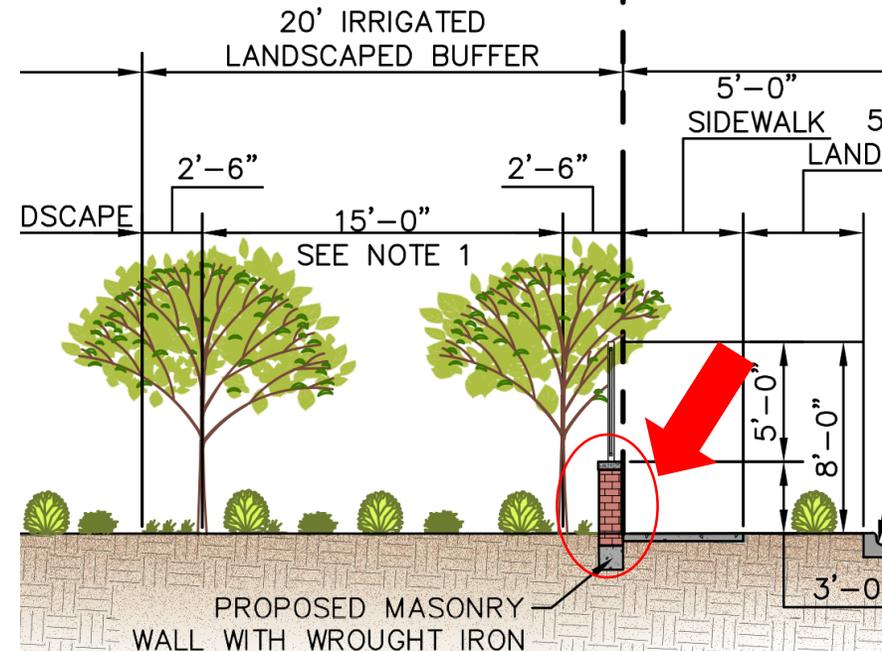
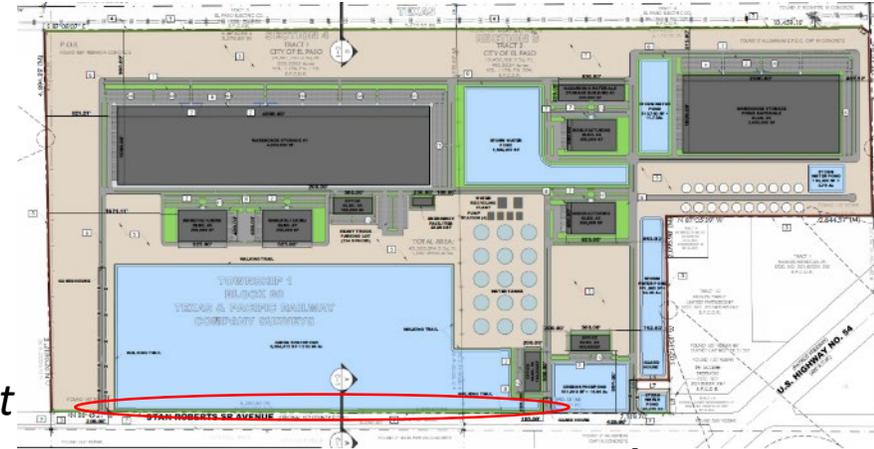


# 5. Stan Roberts right-of-way masonry/wrought iron wall

*Prior to the issuance of building permits, a wall shall be constructed and maintained along the entirety of the property line abutting the Stan Roberts right-of-way.*

*This shall consist of a masonry wall of three (3) feet in height topped by no less than three (3) feet of wrought iron for a total wall height of a minimum of six (6) feet; and,*

## Proposed Conditions

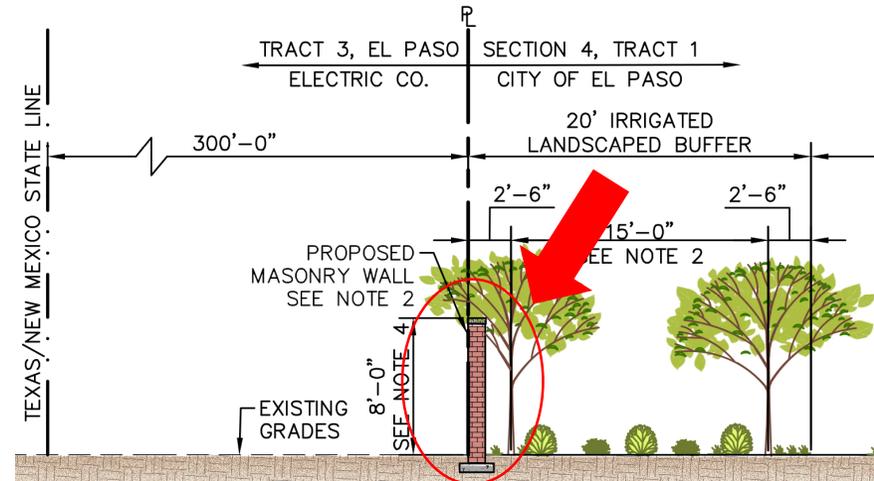


# 6. A masonry wall along the entirety of subject property's **NORTHERLY** property line;

*Prior to the issuance of building permits, a masonry wall of eight (8) feet in height shall be constructed along the entirety of subject property's northerly property line; and*



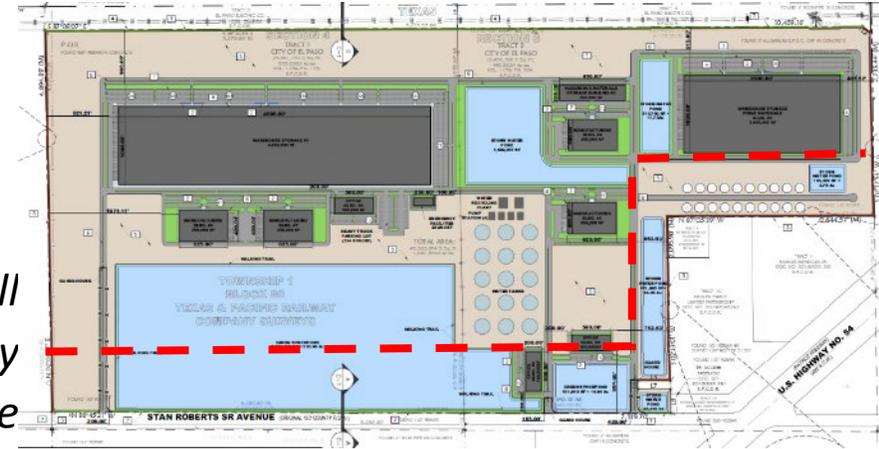
## Proposed Conditions



# 7. 500 foot setback for manufacturing, processing, repair or storage uses

*Any manufacturing, processing, repair or storage uses shall maintain a five-hundred (500) foot setback from the property line along portions of the subject property that abut or are across the right-of-way from any residential zones or uses.*

*Office uses may be located within this setback; and,*



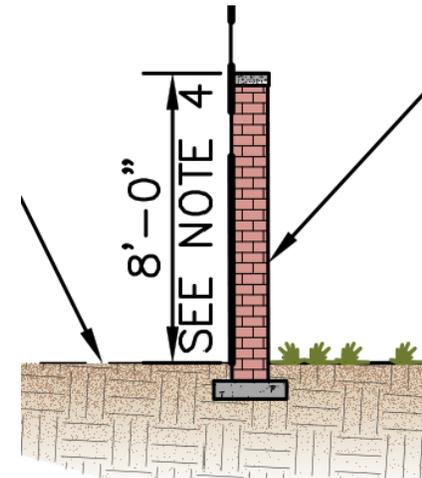
## Proposed Conditions

# 8. Masonry wall around any outdoor storage areas

*Prior to the issuance of certificates of occupancy, a masonry wall of eight (8) feet in height shall be constructed and maintained around any outdoor storage areas on the subject property*



**Proposed Conditions**



# 9. Prohibit certain uses

The following uses shall be prohibited on the subject property:

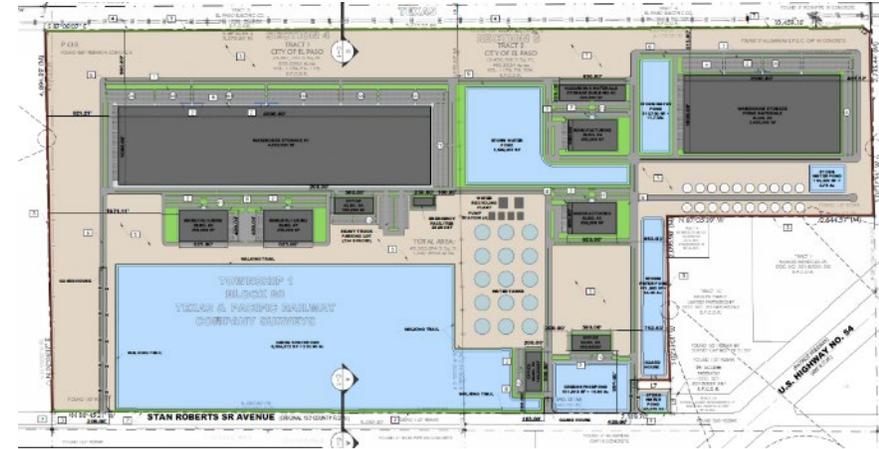
1. Sanitary landfills;
2. Penal facilities, correctional facilities, and detention centers;
3. Automobile wrecking yards;
4. Shooting ranges.



Proposed  
Conditions

# 10. Standards for light fixtures

- 1. All light poles within 20 feet of property line along Stan Roberts and the property line adjacent to New Mexican State Line shall not exceed 28 feet in height. All light fixtures shall be shielded and maintained in such a manner that the shielding is effective as described in the definition in El Paso City Code 18.18.060 for full cutoff light fixtures.*



Proposed Conditions

# Subject Property



# Surrounding Development



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# Public Input

- Notices were mailed to property owners within 300 feet on July 30, 2021.
- The Planning Division has received one phone call and two letters in opposition to the request.





## Recommendation

- Staff recommends approval with conditions of the rezoning 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