



ITEM 5

4440 Doniphan Drive Detailed Site Development Plan

PZDS22-00037



Strategic Goal 3.

Promote the Visual Image of
El Paso

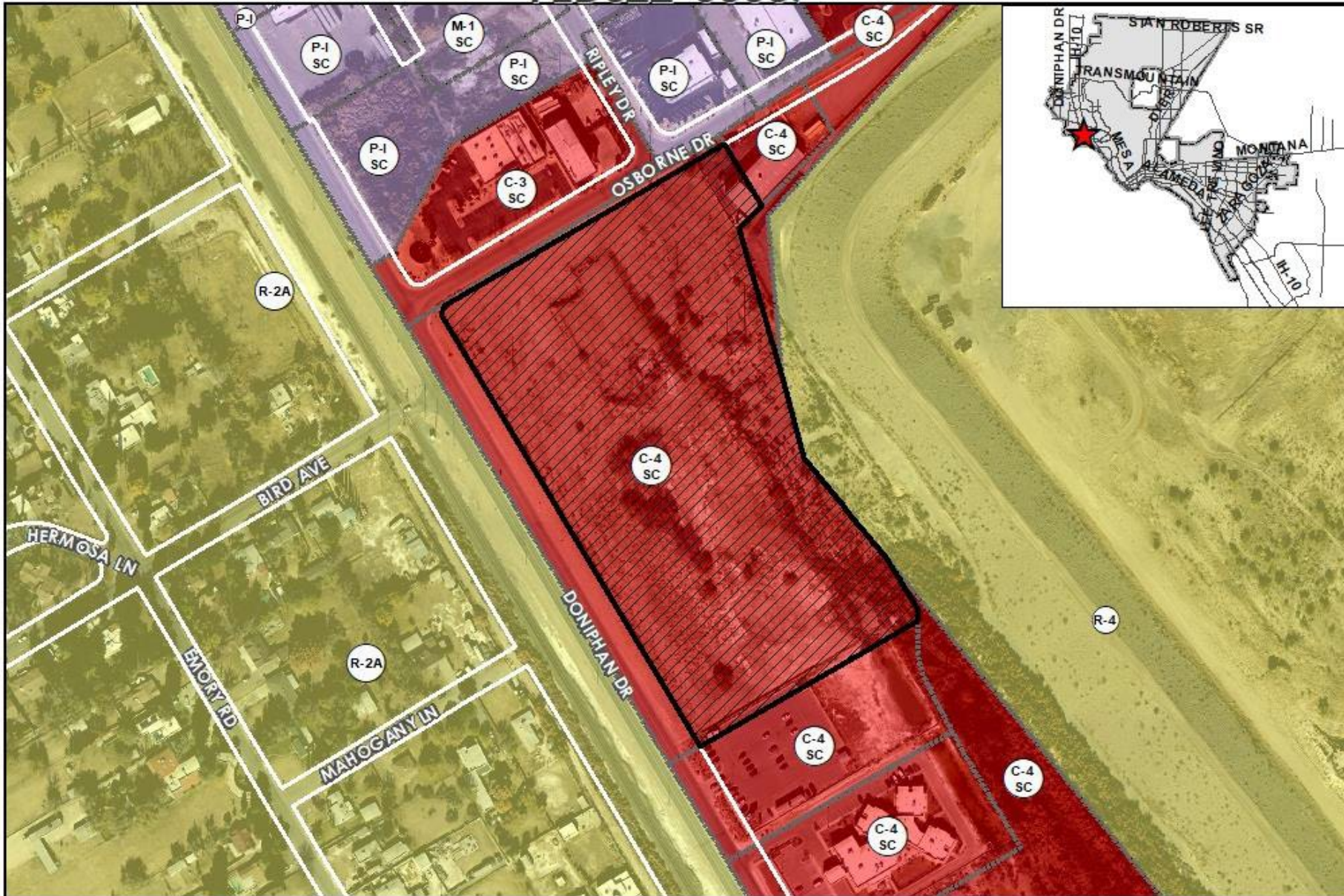
PZDS22-00037



Aerial

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





Existing Zoning

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



 Subject Property



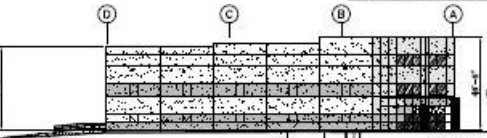
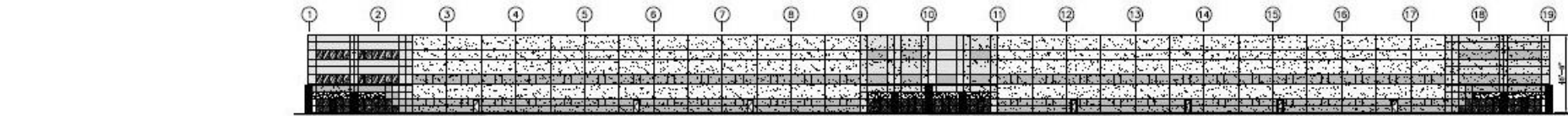


Detailed Site Plan

A NEW OFFICE/WAREHOUSE FACILITY FOR CLEVER PROPERTIES

PSRBB Industrial Architects

CONVERSION No. 22-125 DATE 10-04-2022 Rev. 11-09-2022



BUILDING FRONT ELEVATION

SCALE: 1" = 30'-0"

STORMWATER DRAINAGE NOTE: STORMWATER DRAINAGE WILL BE DIRECTED TO UNDERGROUND DRAIN INLET ON THE SITE WHICH WILL BE DIRECTED TO DESIGNATED WETLAND AREA. SURPLUS OF WATER IS SURFACE DRAINAGE DIRECTED TO WETLAND AREA. NO WATER WILL BE DIRECTED TO STREETS ON THIS PROJECT.

| LINE | LENGTH | RADIUS | DELTA | CH. BEARING | CHORD | WETLANDS |
|------|--------|--------|---------|-------------|-------|----------|
| C1 | 18.27 | 25.00 | 80.000° | 17.35° | 35.39 | |

| LINE | LENGTH | BEARING | RECORD |
|------|--------|--------------|--------|
| L1 | 20.00 | S85.00°E47.4 | 119.73 |
| L2 | 119.73 | S85.00°E47.4 | 119.73 |
| L3 | 21.49 | S00.00°E17.9 | 19.01 |

NOTE: NO BUILDING(S) OR STRUCTURE(S) SHALL BE CONSTRUCTED WITHIN THE SPECIAL BUILDING SETBACK LINE, EXCEPT THAT SURPLUS OF STREET PARKING ALLOWED.

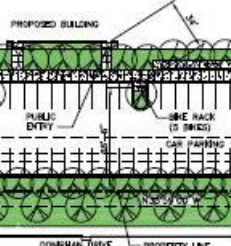
NEW LIGHT POLES
NOTE: ALL NEW LIGHT POLES TO BE 30' HIGH

LEGAL DESCRIPTION:
LOT 1, BLOCK 3, KEYSTONE BUSINESS PARK, TRACT 44 AND ALL OF LOTS 2 AND 3, BLOCK 3, KEYSTONE BUSINESS PARK, CITY OF EL PASO, EL PASO COUNTY, TEXAS
PID No. K2509900300150
PID No. K2509900300200
PID No. K2509900300300
(411.39 ACRES)

PARCEL 2 LOT 2 & 3 PROJECT CODE COMBINED LOT REQUIREMENTS

BUILDING AREA - 8,771 S.F.
PROJECT LAND AREA - 35,826 S.F. ± 5.88 ACRES
ZONING - O-1 (SEE ZONING)

PARKING REQUIREMENTS (PER EL PASO ZONING ORDINANCE)
TOTAL BUILDING FOOTPRINT - 81,771 S.F. TOTAL
4 12,558 S.F. GARAGED OFFICE USE OF TOTAL FOOTPRINT
4 39,455 S.F. WAREHOUSE AREA
12,558 S.F. = 22 MIN. AND 21 MAX. SPACES = 1 PER 576 S.F. MAX. = 1 PER 430 S.F.
39,455 S.F. = 10 MIN. AND 10 MAX. SPACES = 1 PER 700 S.F. MAX. = 1 PER 700 S.F.
TOTAL PARKING SUMMARY:
TOTAL PARKING REQUIRED = 35 MIN. AND 41 MAX.
TOTAL PARKING PROVIDED = 48
THE SPACE REQUIRED = 3 SPACES PER MINIMUM 2 SPACE PER SPACE PROVIDED
ACCESSIBLE PARKING SPACE REQUIREMENTS (PER ADA 2012):
12 = 48 PARKING SPACES = 4 ACCESSIBLE SPACES
ACCESSIBLE SPACE PROVIDED

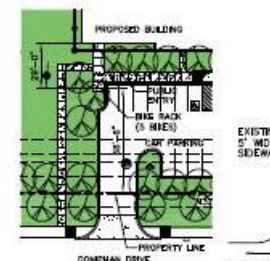


LOT 2/3 ENLARGED BIKE RACK PLAN

SCALE: 1" = 40'-0"

| DRAINAGE AREA | WATER | COEFF | TIME (MIN) | IN (IN/HR) | CFDS | DESIGNING POINT |
|---------------|-------|-------|------------|------------|------|-----------------|
| 1 | 7,700 | 0.85 | 15 | 4.81 | 35.7 | WETLAND |
| 2 | 1,787 | 0.85 | 10 | 5.16 | 9.8 | NEW WETLAND |

| | |
|---|---------------------------|
| BUILDING AREA | 41,877 S.F. |
| PROJECT LAND AREA | 238,826 S.F. ± 5.43 ACRES |
| ZONING - O-1 (SEE ZONING) | (PROVIDED) |
| SETBACKS FOR ZONING O-1 | |
| FRONT YARD | = 0 FT. |
| REAR YARD | = 10 FT. |
| SIDE YARD | = 5 FT. |
| SIDE STREET | = 15 FT. |
| PARKING REQUIREMENTS (PER EL PASO ZONING ORDINANCE) | |
| TOTAL BUILDING FOOTPRINT | = 41,877 S.F. TOTAL |
| 4 12,558 S.F. GARAGED OFFICE USE OF TOTAL FOOTPRINT | |
| 4 30,558 S.F. WAREHOUSE AREA | |
| 12,558 S.F. = 22 MIN. AND 21 MAX. SPACES = 1 PER 576 S.F. MAX. = 1 PER 430 S.F. | |
| 30,558 S.F. = 10 MIN. AND 10 MAX. SPACES = 1 PER 700 S.F. MAX. = 1 PER 700 S.F. | |
| TOTAL PARKING SUMMARY: | |
| TOTAL PARKING REQUIRED = 35 MIN. AND 41 MAX. | |
| TOTAL PARKING PROVIDED = 48 | |
| THE SPACE REQUIRED = 3 SPACES PER MINIMUM 2 SPACE PER SPACE PROVIDED | |
| ACCESSIBLE PARKING SPACE REQUIREMENTS (PER ADA 2012): | |
| 12 = 48 PARKING SPACES = 4 ACCESSIBLE SPACES | |
| ACCESSIBLE SPACE PROVIDED | |



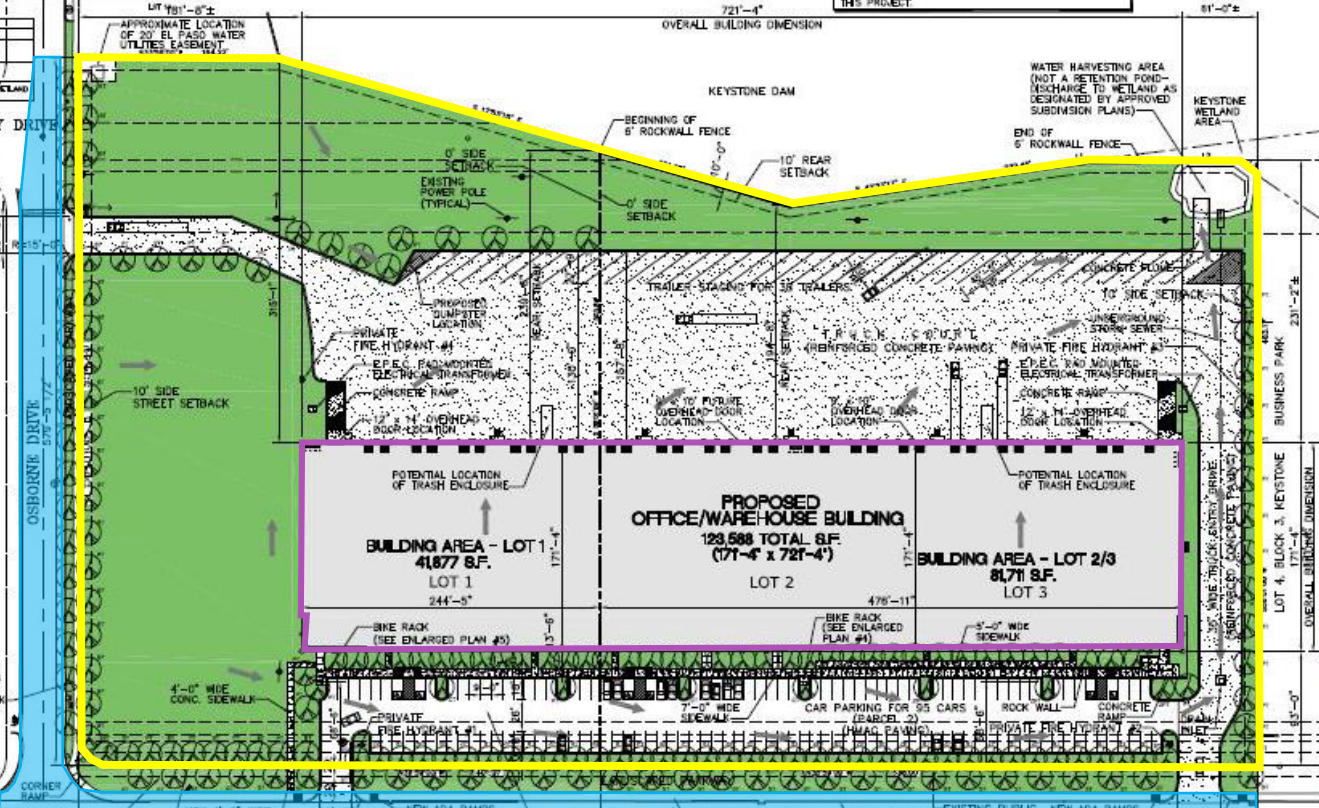
LOT 1 ENLARGED BIKE RACK PLAN

SCALE: 1" = 40'-0"

| SYMBOL | NAME | SIZE | SPACING |
|---------------|---------------|---------------------|---------|
| (Tree symbol) | PROPOSED TREE | 12" CAL. / 15' HGT. | 30' |

| SYMBOL | NAME | SIZE | SPACING |
|---------------|---------------|---------------------|---------|
| (Tree symbol) | PROPOSED TREE | 12" CAL. / 15' HGT. | 30' |

NOTE: ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF EL PASO PLANTING SPECIFICATIONS...



DETAILED SITE DEVELOPMENT PLAN

SCALE: 1" = 50'-0"

LANDSCAPE ORDINANCE CALCULATIONS LOT 1 / PARCEL 1

| STREET TREES | REQUIRED | PROVIDED | NOTES |
|--------------|----------|----------|---------------------------------|
| STREET TREES | 11 | 11 | NO DEFICIENCY OF PROPOSED TREES |
| CANOPY TREES | 11 | 11 | NO DEFICIENCY OF PROPOSED TREES |

LANDSCAPE ORDINANCE CALCULATIONS LOT 2 & 3 / PARCEL 2

| STREET TREES | REQUIRED | PROVIDED | NOTES |
|--------------|----------|----------|---------------------------------|
| STREET TREES | 11 | 11 | NO DEFICIENCY OF PROPOSED TREES |
| CANOPY TREES | 11 | 11 | NO DEFICIENCY OF PROPOSED TREES |

OPEN SPACE CALCULATION - PARCEL 1

| | |
|--------------------------|------------------|
| LOT AREA | = 238,826 S.F. ± |
| TOTAL BUILDING FOOTPRINT | = 41,877 S.F. ± |
| PAVED AREA | = 57,928 S.F. ± |
| OPEN SPACE AREA | = 137,021 S.F. ± |
| OPEN SPACE PERCENTAGE | = 57.85% ± |

OPEN SPACE CALCULATION - PARCEL 2

| | |
|--------------------------|------------------|
| LOT AREA | = 238,826 S.F. ± |
| TOTAL BUILDING FOOTPRINT | = 81,771 S.F. ± |
| PAVED AREA | = 127,647 S.F. ± |
| OPEN SPACE AREA | = 50,942 S.F. ± |
| OPEN SPACE PERCENTAGE | = 19.43% ± |

NOTE: AT THE TIME OF DEVELOPMENT ALL CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE IBC, TMS AND LOCAL MUNICIPAL CODE



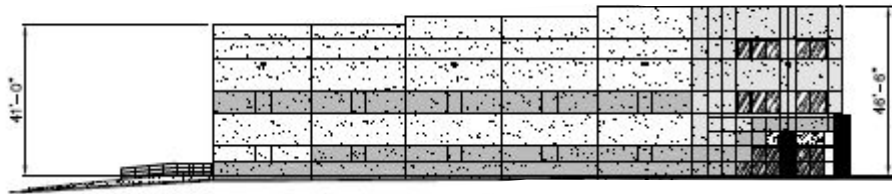
LOCATION MAP NOT TO SCALE DATE 4/19/2023

ISSUED FOR DETAILED SITE PLAN APPROVAL

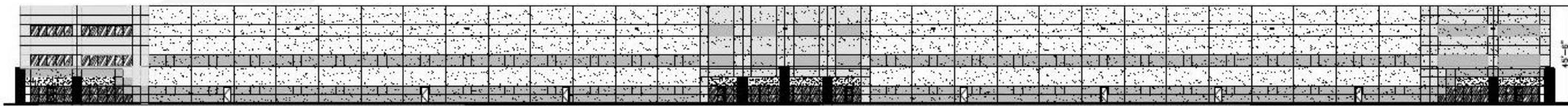
CONVERSION No. 22-125 DATE 10-04-2022 Rev. 11-09-2022

SHEET A-1 1 OF 1

Elevations



③ SIDE ELEVATION
SCALE: 1" = 30'-0"



② BUILDING FRONT ELEVATION
SCALE: 1" = 30'-0"

PZDS22-00037



Aerial with Site Plan

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





Subject Property

Surrounding Development



N



W



S

E





Recommendation

- Staff recommends approval of the detailed site plan
- CPC unanimously recommended approval (7-0) on April 20, 2023



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