



ITEM 26

9124 San Fernando Ct. Special Permit

PZST20-00011

Strategic Goal 3.

Promote the Visual Image of
El Paso

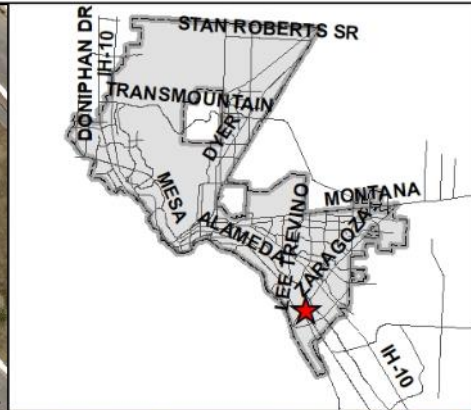
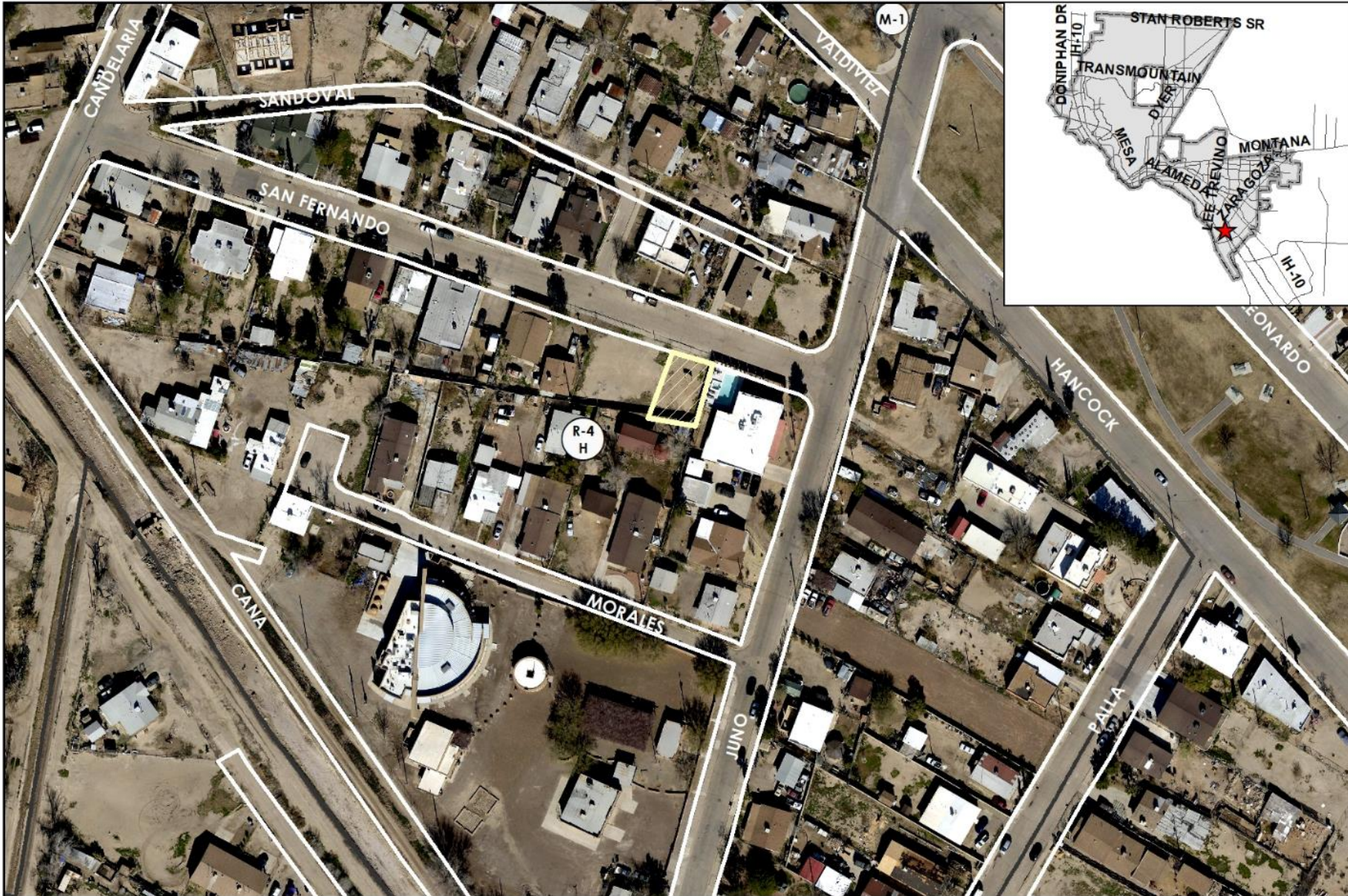




Recommendation

- Staff recommends approval of the special permit request
- City Plan Commission recommends approval (6-0) of the special permit request and approval of the Detailed Site Development Plan

PZST20-00011



Aerial

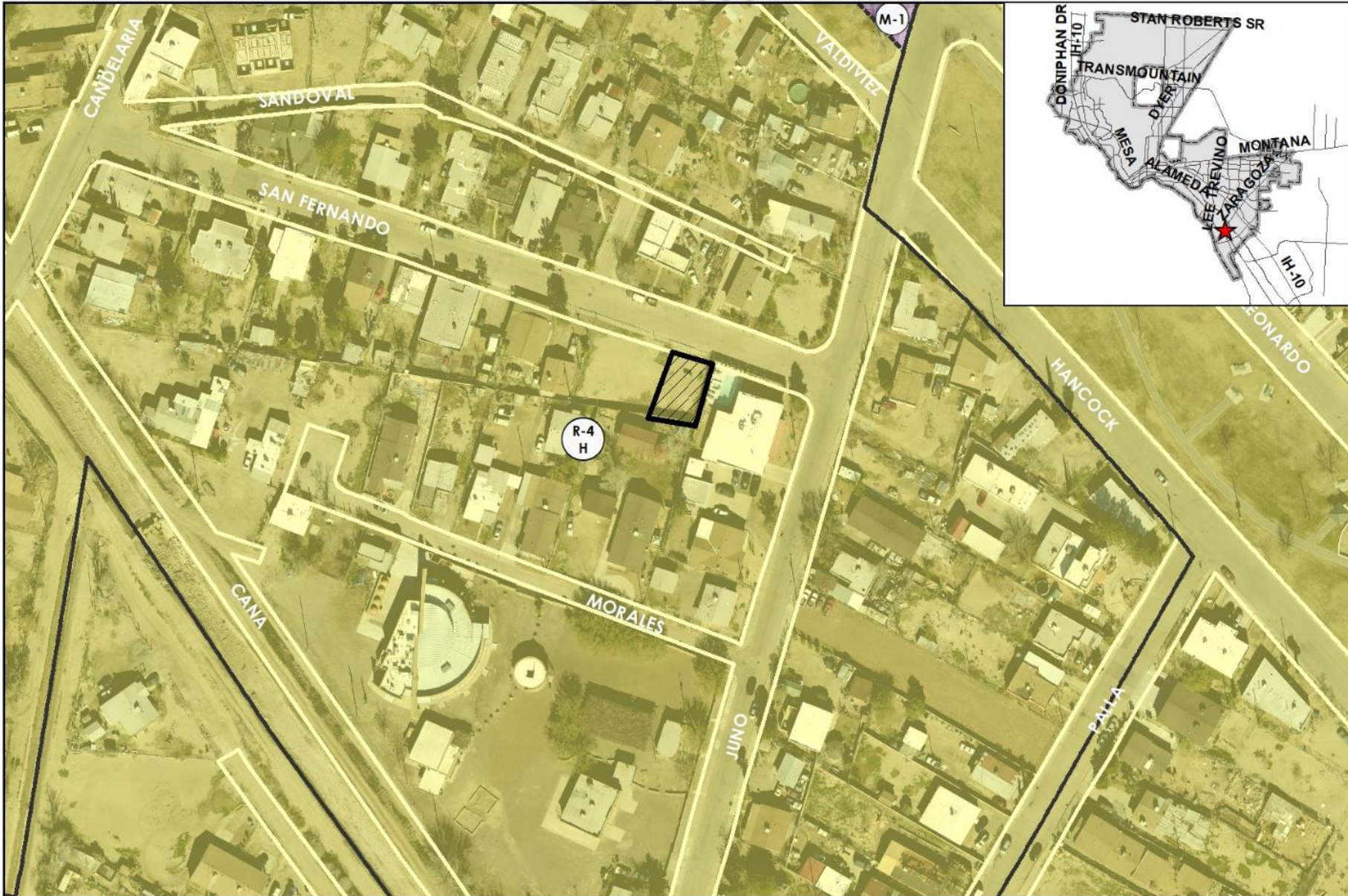
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



Existing Zoning



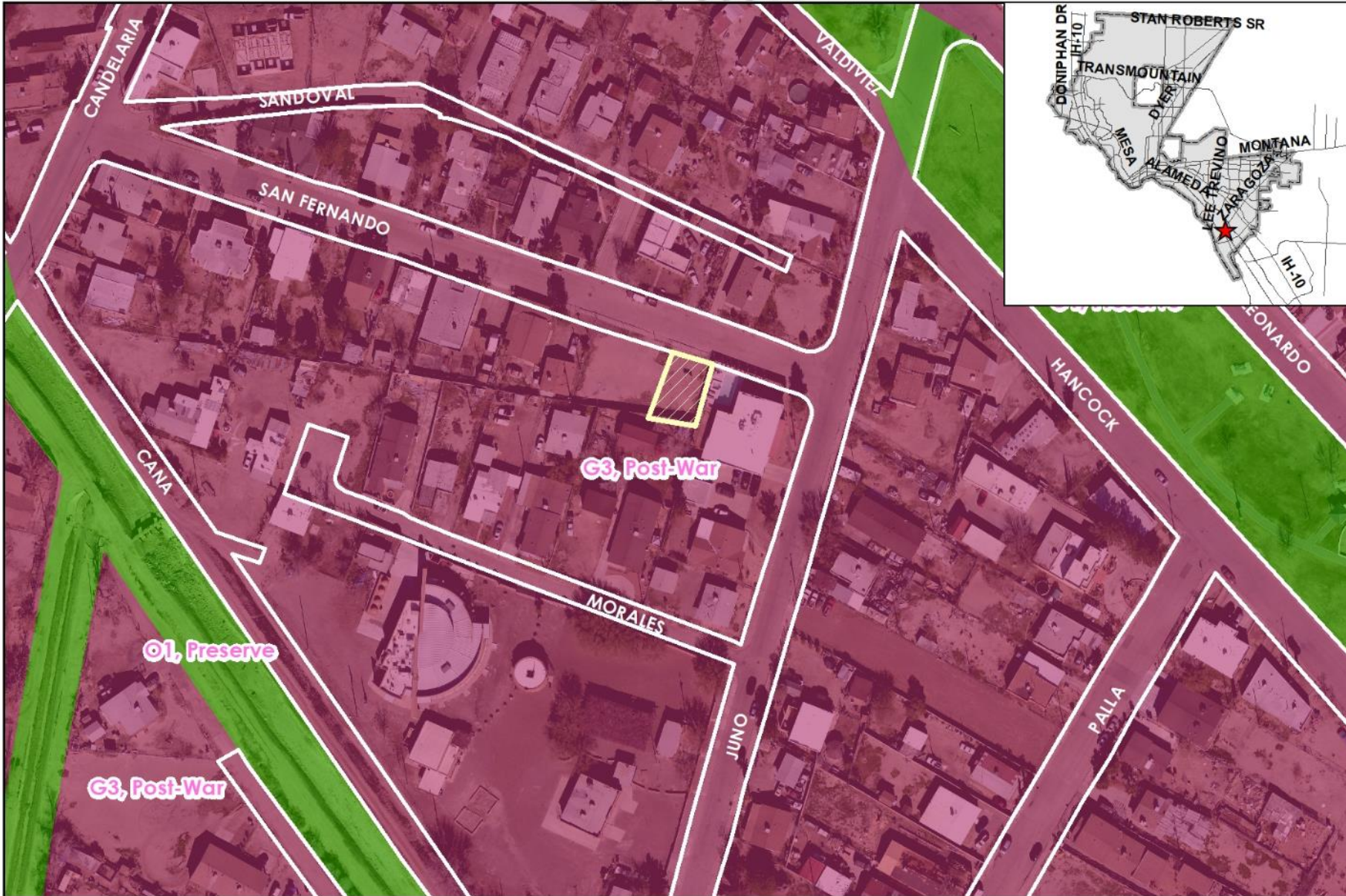
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 Subject Property



Future Land Use



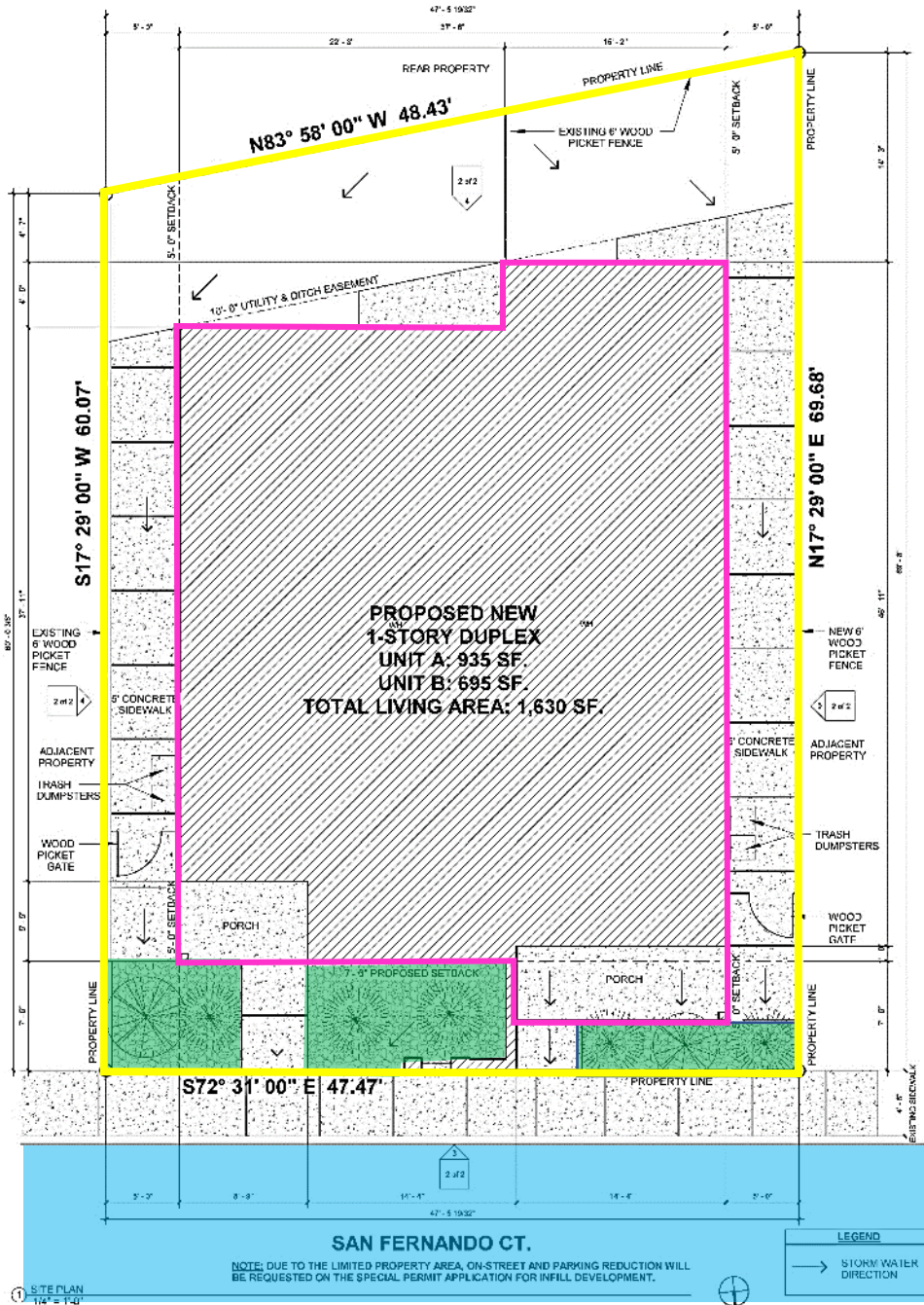
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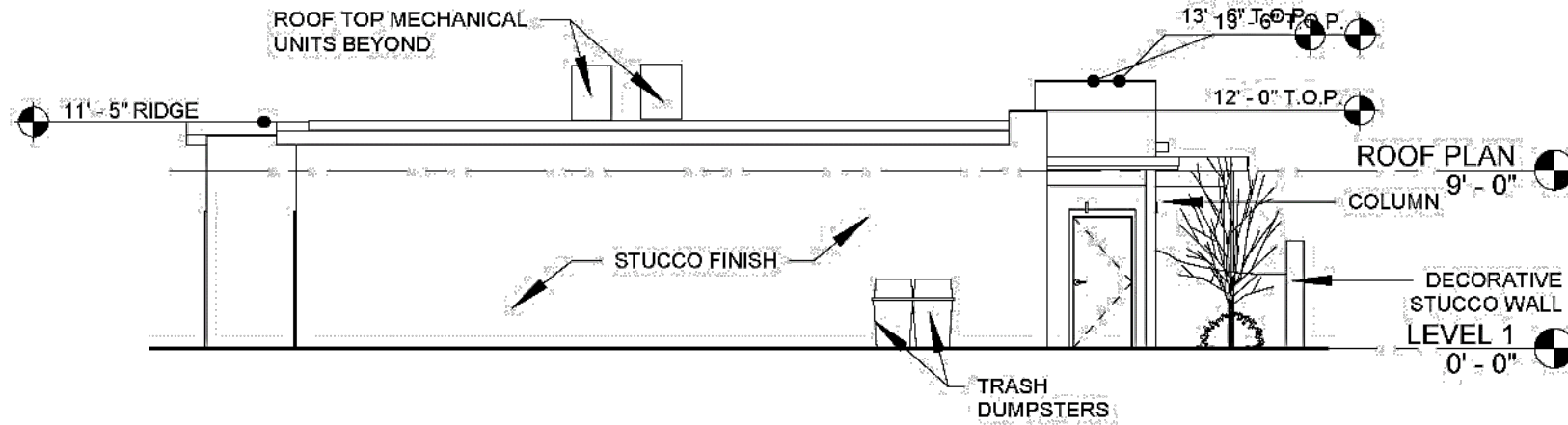
 Subject Property



Detailed Site Development Plan

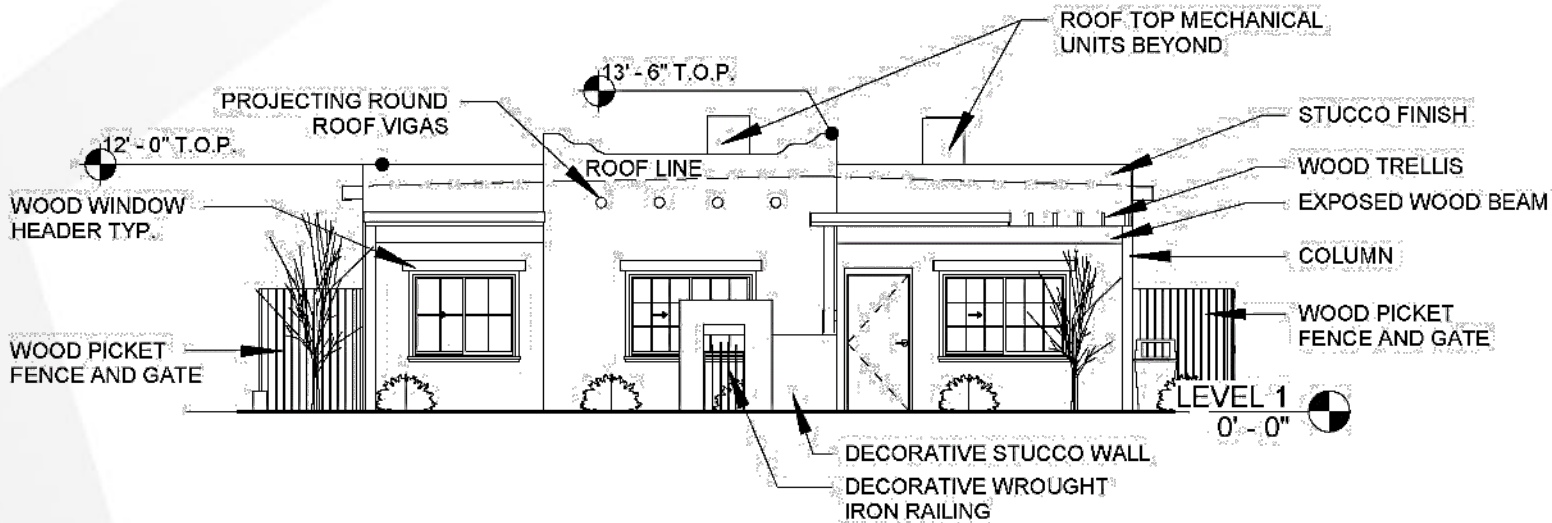


| | REQUIRED | PROPOSED |
|--|---------------|---------------|
| Lot area (min) | 7,000 sq. ft. | 3,080 sq. ft. |
| Lot width (min) | 70 ft. | 47.48 ft. |
| Lot depth (min) | 90 ft. | 64.88 ft. |
| Front yard setback | 10 ft. | 7.5 ft. |
| Rear yard setback | 10 ft. | 10 ft. |
| Cumulative front and rear yard setback | 45 ft. | 17.5 ft. |
| Side yard setback | 5 ft. | 5 ft. |
| On-site parking spaces | 4 spaces | 0 spaces |



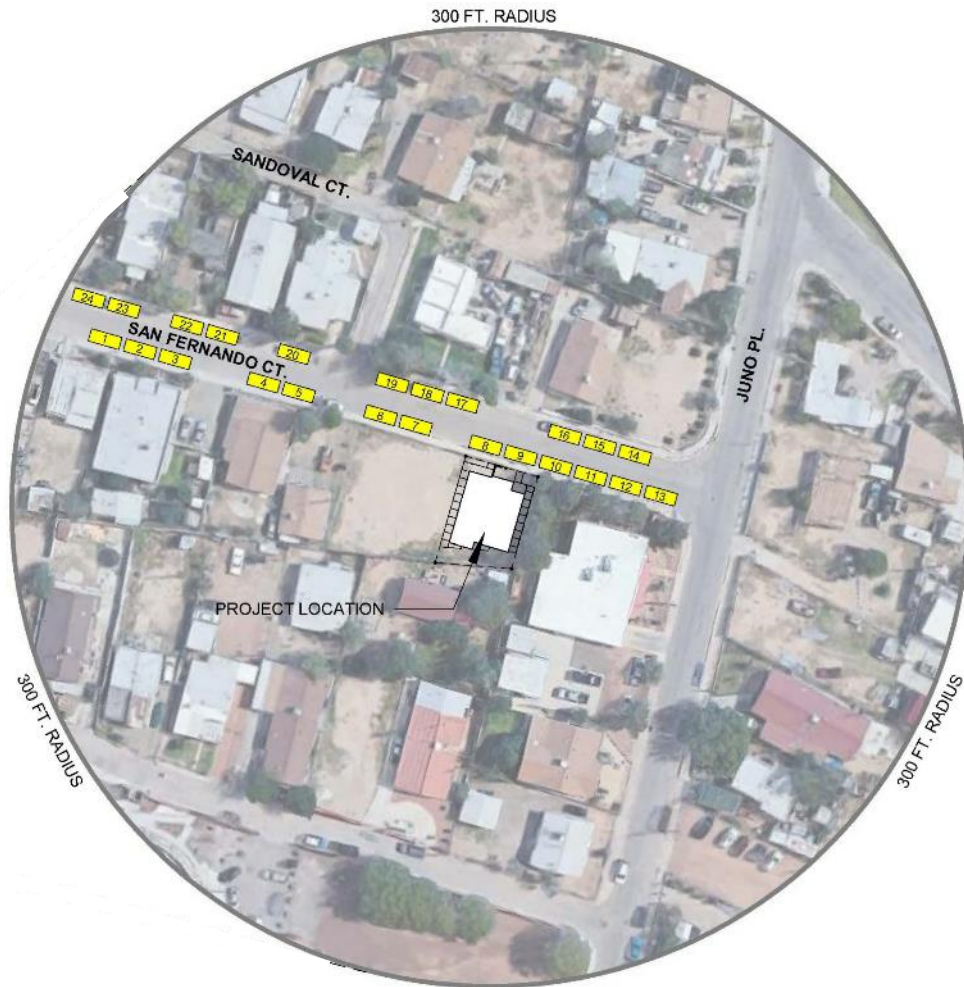
② EAST ELEVATION
1/8" = 1'-0"

Elevations



③ NORTH ELEVATION (SAN FERNANDO CT.)
1/8" = 1'-0"

Parking Study



2.1 PARKING STUDY
1" = 80'-0"



PARKING REQUIRED: Duplex (Two-family Dwelling)- 2/dwelling unit. **4 Spaces Required**

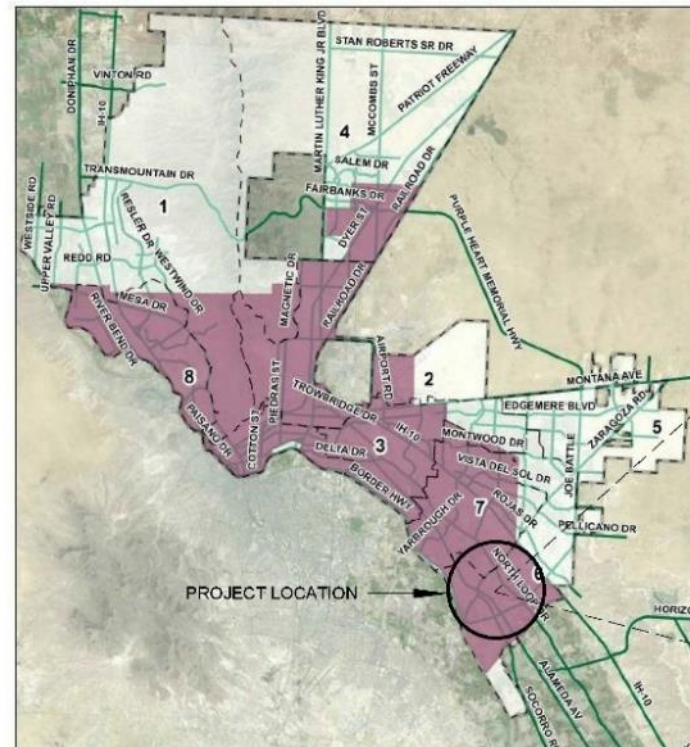
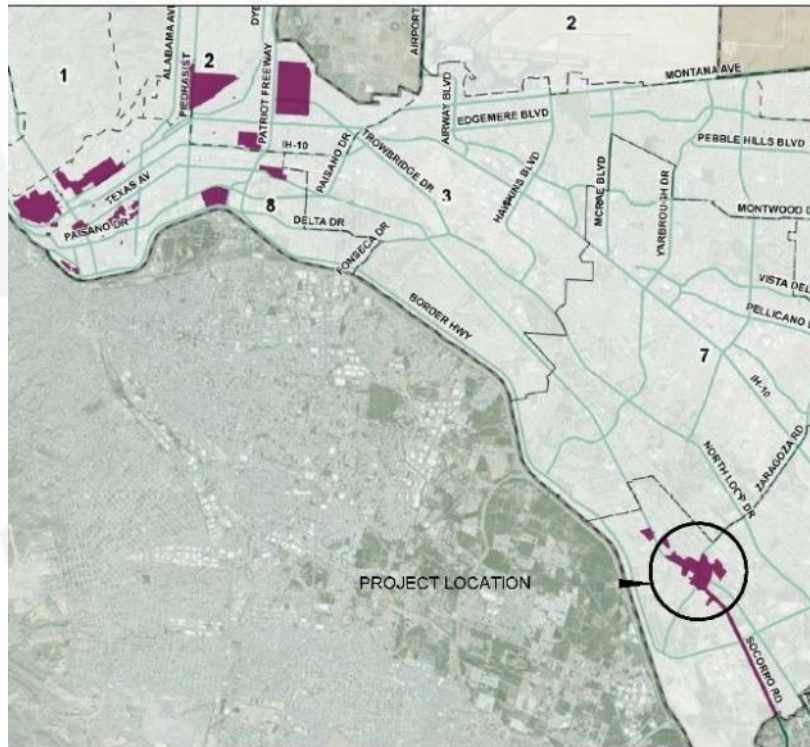
| PARKING SURVEY (Thursday, January 14, 2021) | | | | | | | | | | | | | |
|---|-----|-----|-----|------|------|------|------------------------------------|-----|-----|-----|-----|-----|-----|
| TIME | 7AM | 8AM | 9AM | 10AM | 11AM | 12AM | 1PM | 2PM | 3PM | 4PM | 5PM | 6PM | 7PM |
| AVAILABLE SPACES | 19 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 18 | 19 | 19 |
| AVERAGE AVAILABLE PARKING SPACE COUNT: 19 | | | | | | | TOTAL ON-STREET PARKING SPACES: 24 | | | | | | |

***The parking survey was conducted on Thursday, January 14, 2021 from 7am to 7pm at every hour. This survey provides all on-street parking spaces within 300 feet of the proposed project.

LOCATION CRITERIA (MANDATORY REQUIREMENTS)

- 1.1 Any parcel of land designated within a historic district and developed in compliance with section 20.20.080. Property located in the Ysleta Historic District.
- 1.2 Any parcel of land annexed prior to 1955. Property located in land annexed prior 1955.

Infill Design Criteria



HISTORIC DISTRICT MAP
NOT TO SCALE



1.2 AREAS ANNEXED PRIOR TO 1955
NOT TO SCALE

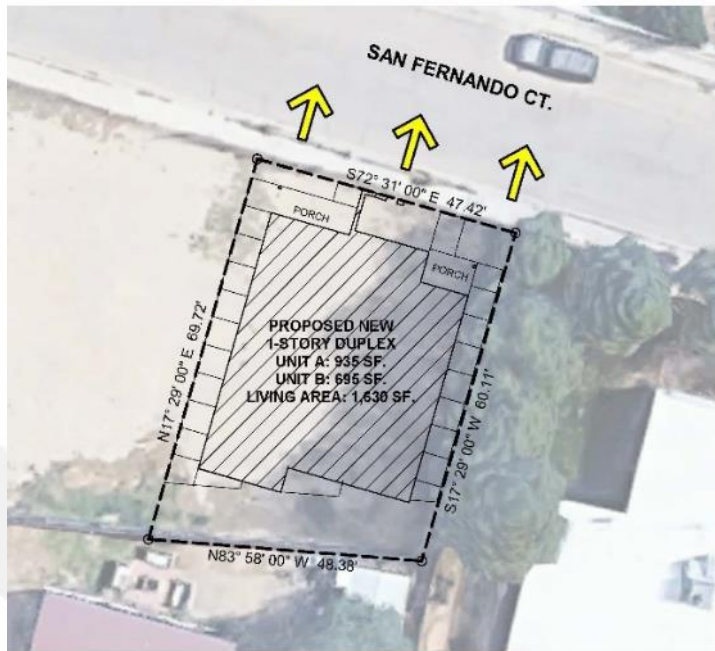


DESIGN CRITERIA (MANDATORY REQUIREMENTS)

- 2.1 Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard.
Applying for parking reduction due to limited area.
- 2.2 Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.
Building principal entrance and front facade oriented towards St. Fernando st.
- 2.3 For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.
Front building setback on St. Fernando St. varies from 3'- 0" - 20'- 0" Averaging 7'- 6". The proposed setback is of 7'- 6". *Approximate Front setbacks obtained from google maps.

| PROPERTY ADDRESS | FRONT SETBACK |
|--|---------------|
| 208 Candelaria St. | 4 Feet |
| 9104 San Fernando Ct. | 20 Feet |
| 9108 San Fernando Ct. | 3 Feet |
| 9112 San Fernando Ct. | 6 Feet |
| 9114 San Fernando Ct. | 9 Feet |
| 9116 San Fernando Ct. | 8 Feet |
| 9118 San Fernando Ct. | 4 Feet |
| 127 Juno Pl. | 16 Feet |
| 70 Ft. / 8 Properties: 8.75 ft. *15%= 1.31 ft. | |
| 8.75 ft. - 1.31 ft. = 7.43' or 7' - 6" | |

Infill Design Criteria



2.2 SETBACK PLAN
1" = 20'-0"



2.3 SETBACK STUDY
1" = 80'-0"

SELECTIVE DESIGN GUIDELINES

The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.

The building's architectural style is Pueblo Style which characteristics include:

- 3.1 -Flat Roof with parapet walls
- Rounded corners
- Projected wooden beams or "vigas" piercing walls
- Stucco, earth-colored exterior finish
- One-story building

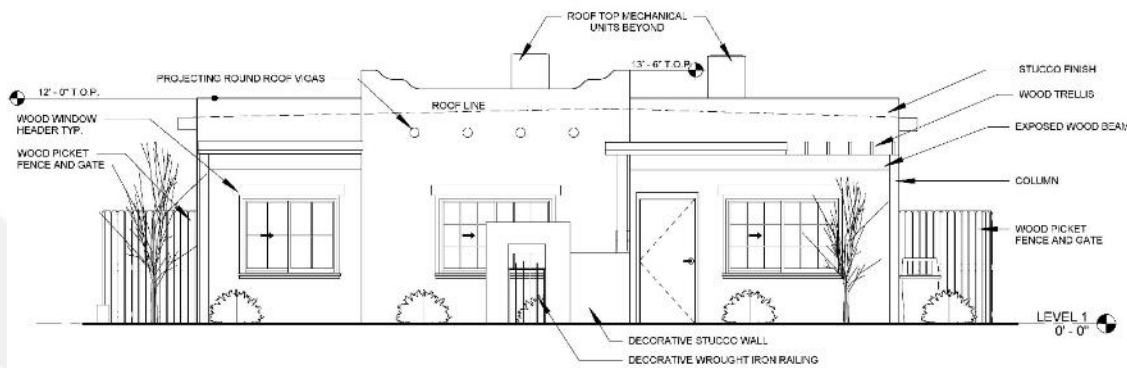
- 3.2 For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.

Parcel has been vacant for more than 15 years as shown on a aerial from 2003.

For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed.

- 3.3 **Forecourt: A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.**

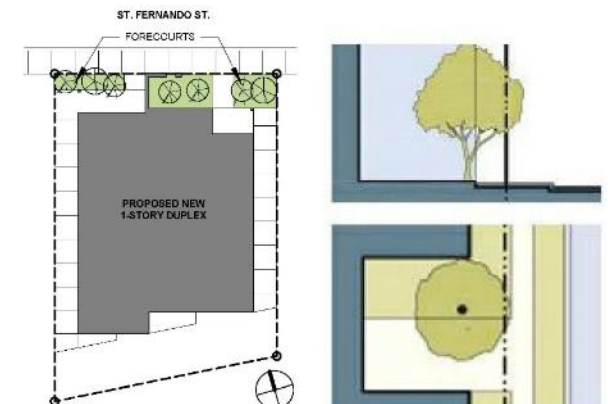
Infill Design Criteria



NORTH ELEVATION (SAN FERNANDO CT.)
1/4" = 1'-0"



3.2 AERIAL VIEW 2003
NOT TO SCALE



3.3 FORECOURT
NOT TO SCALE

Subject Property



9124 San Fernando Court

Surrounding Development



W



N



E

S

Public Input

- Notices were mailed to property owners within 300 feet on March 9, 2021.
- The Planning Division has not received any communications in support nor opposition to the 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