



ITEM 26

150 Brown St. Special Permit

PZST23-00007



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZST23-00007



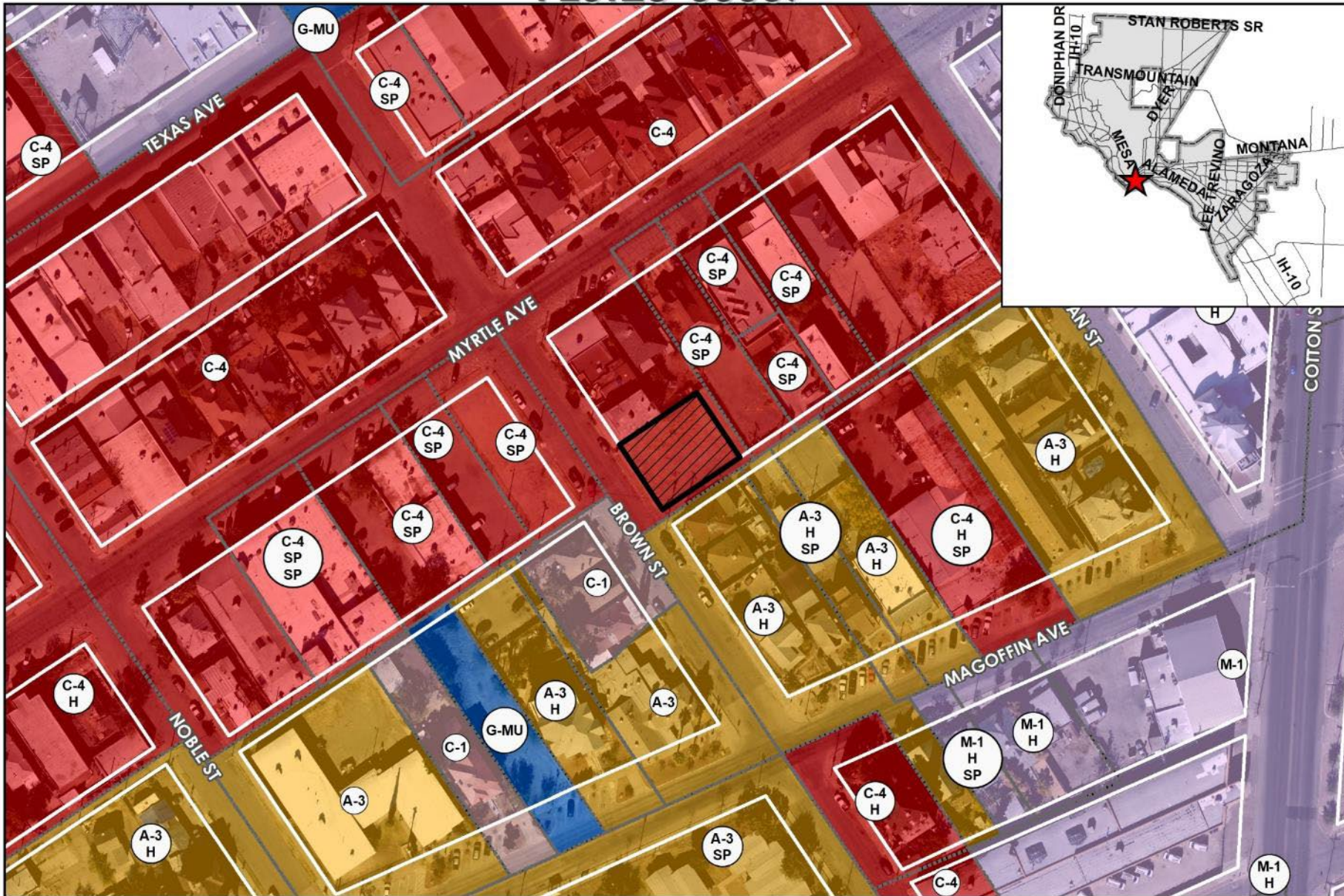
Aerial

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



PZST23-00007



Future Land Use Map

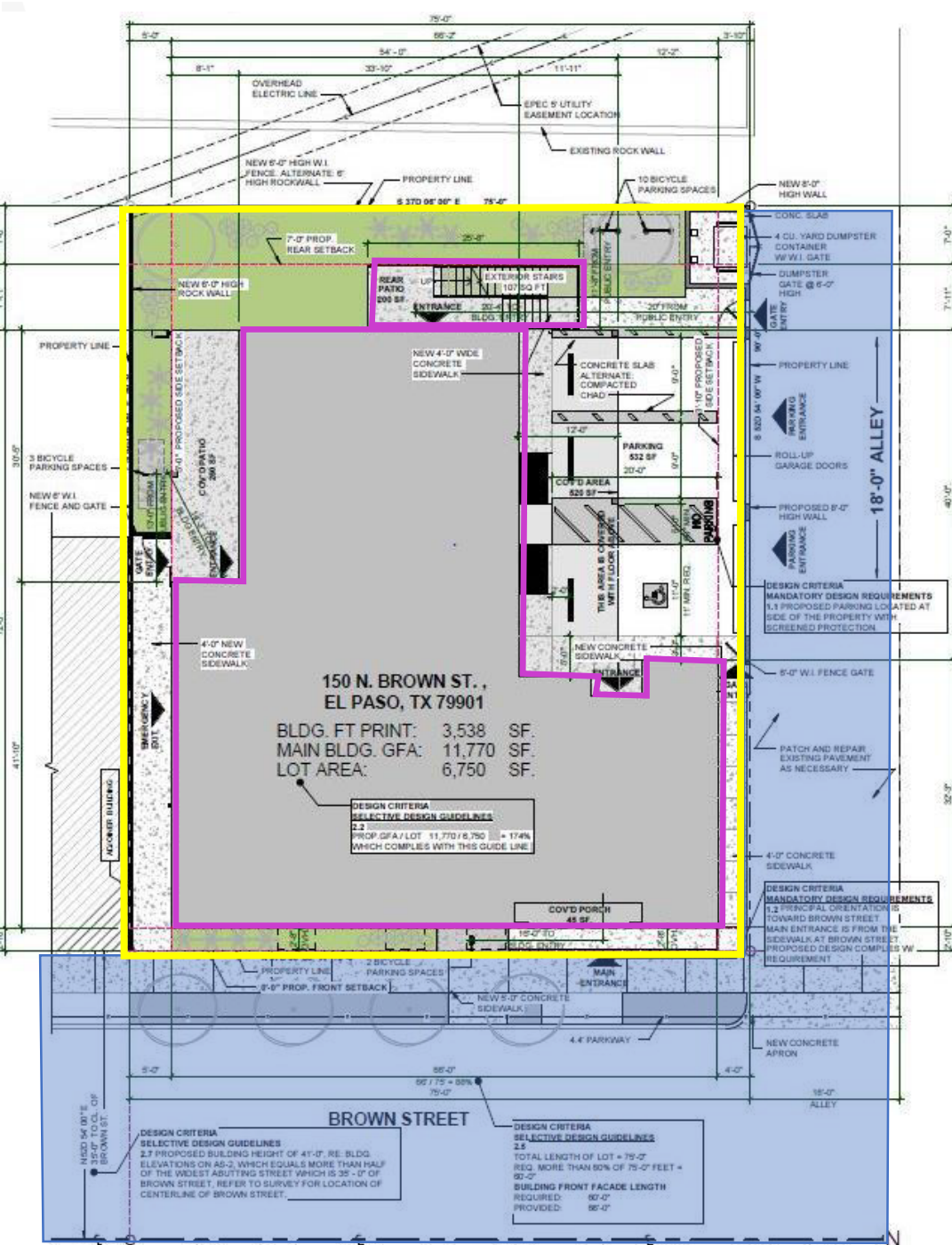
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 Subject Property



Detailed Site Development Plan



C-4 (Commercial) Zone District – Apartments

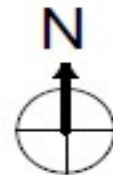
Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	4,000 Sq. Ft.	6,750 Sq. Ft.
Lot Width (average min.)	50 Feet	75 Feet
Front Yard Setback (min.)	2 Feet 7 inches	2 Feet 10 Inches
Rear Yard Setback (min.)	25 Feet	7 Feet
Side Yard Setback (Left) (min.)	5 Feet	5 Feet
Side Yard Setback (Right) (min.)	5 Feet	3 Feet 10 Inches
Height (max.)	60 Feet	41 Feet
Density (max.)	500 Sq. Ft./Unit (3 or more stories)	270 Sq. Ft./Unit
Allowable Number of Units (max.)	13.5 Units	25 Units

Note: bold indicates requested modifications



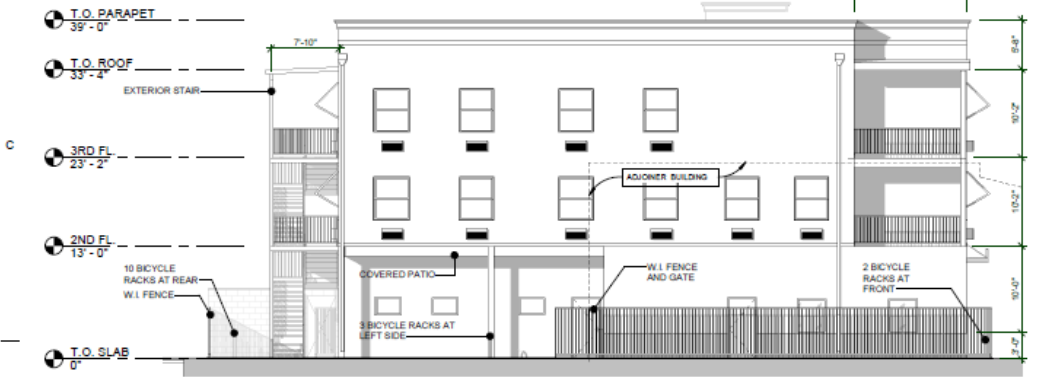
Parking Study

Average parking available per day	44
Nearest bus stop	0.06 miles

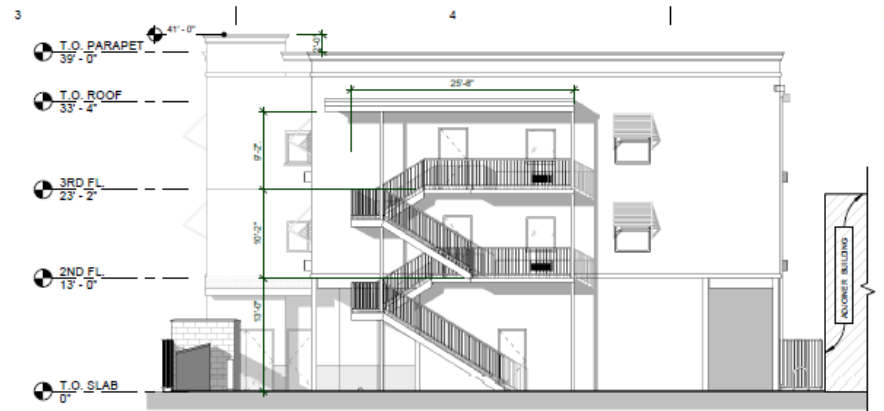




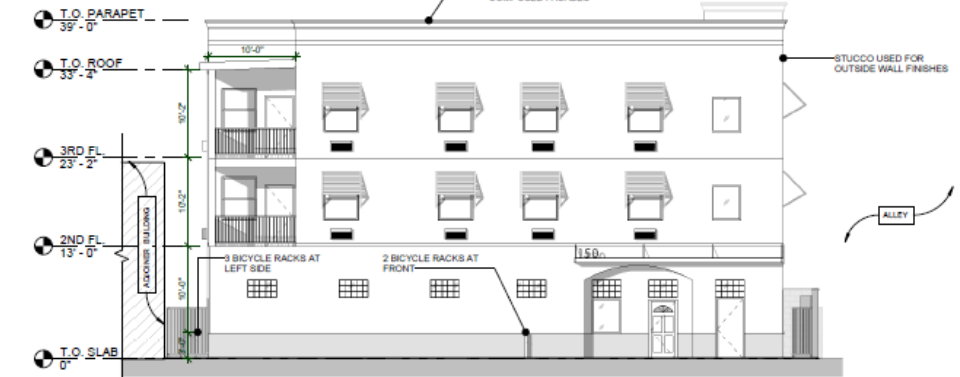
RIGHT ELEVATION
18' = 1'-0"



LEFT ELEVATION



REAR ELEVATION
18' = 1'-0"



FRONT ELEVATION

Elevations



PZST23-00007



Aerial with Site Plan



Subject Property



Surrounding Development



N



W

S

E

10

Public Input

- Notices were mailed to property owners within 300 feet on August 11, 2023.
- The Planning Division has not received any communication in support nor opposition to the request.





Recommendation

- Staff and CPC (5-0) recommend approval of the special permit and detailed site development plan 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



Bus Stops & Routes

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- Subject Property
- 1/4 Mile Buffer

