



ITEM 20

South of Detroit Avenue and East of Murchison Drive Rezoning

PZRZ22-00028



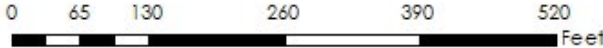
Strategic Goal 3.

Promote the Visual Image of
El Paso

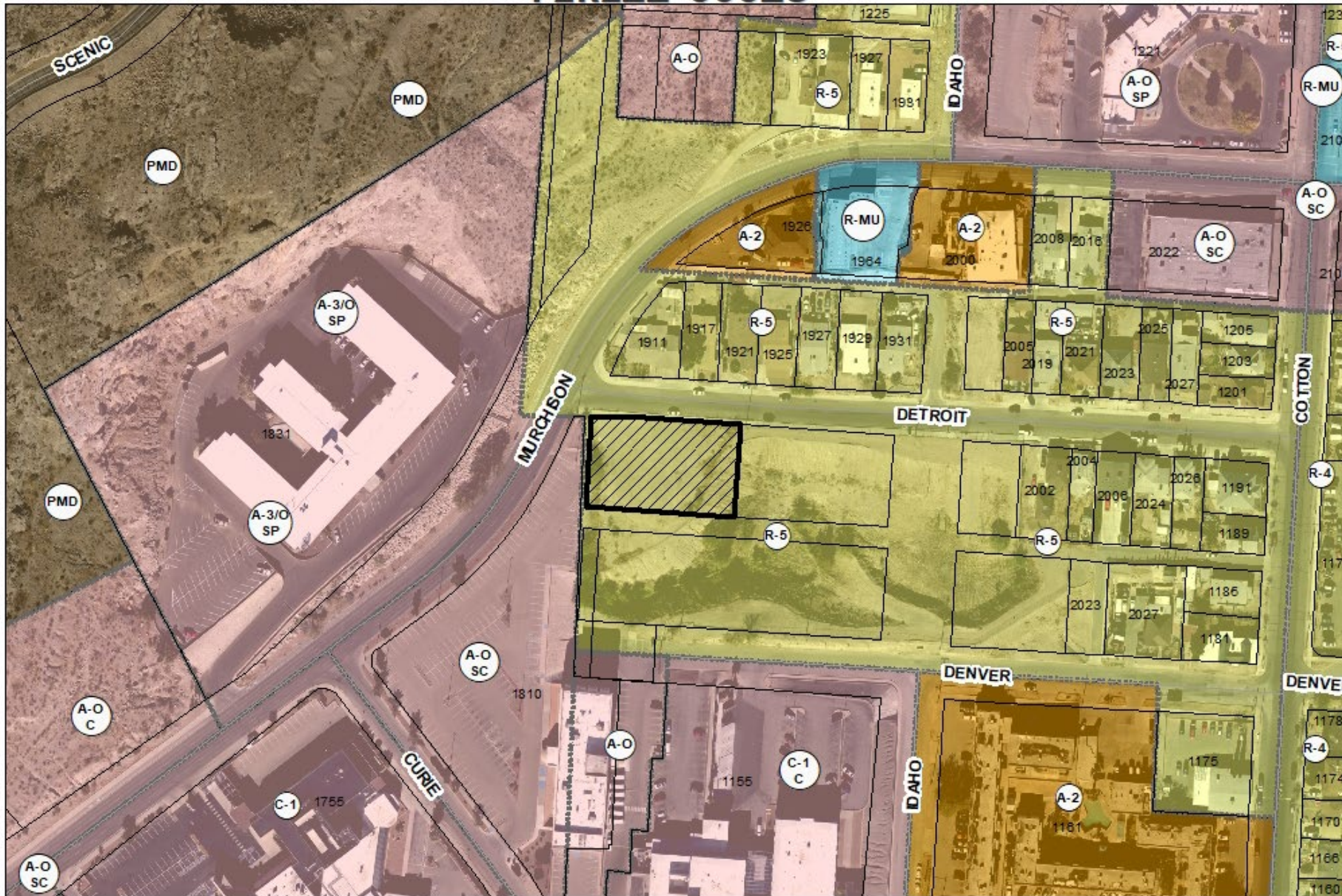
Aerial



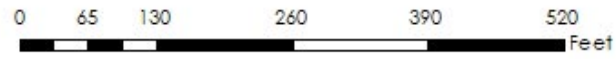
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Existing Zoning



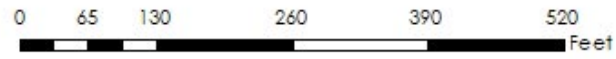
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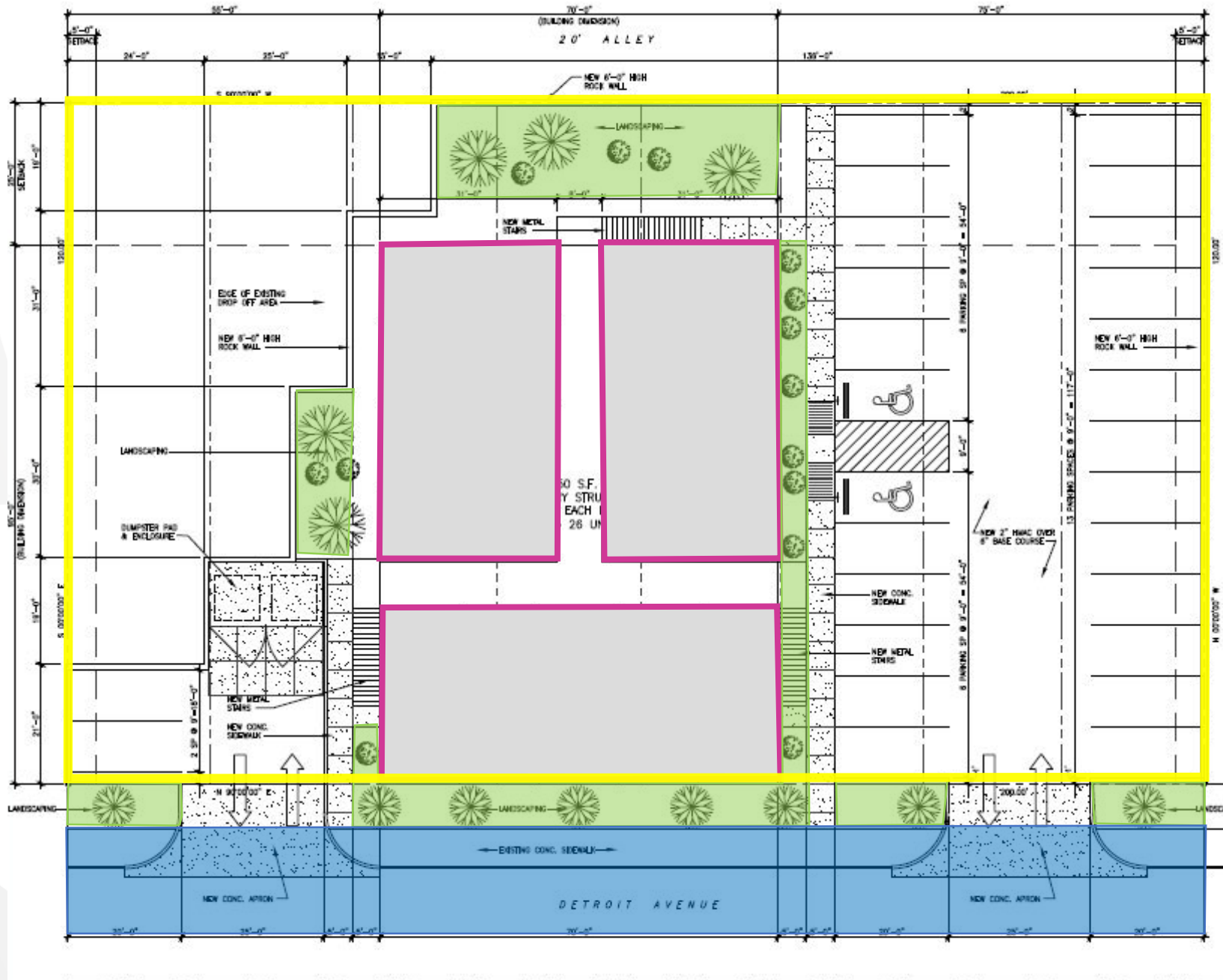
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Future Land Use



Conceptual Plan



AREA TABULATION		
LAND AREA: 24,000 S.F. OR .55 AC.		
ZONING		
CURRENT ZONING: R-5		
PROPOSED ZONING: A-0		
APARTMENT DATA		
APARTMENT TYPE:	QTY:	%
EFFICIENCY APARTMENTS	26	100%
TOTAL APARTMENT UNITS	26	47.27 /AC.
PARKING DATA		
PARKING REQUIRED: 26 x 1 SPACES = 26 SPACES 2 OF WHICH ARE HANDICAP ACCESSIBLE		
TOTAL PARKING PROVIDED: 27 SPACES		
OPEN SPACE CALCULATIONS		
TOTAL LOT AREA:	24,000 S.F.	
BUILDING AREA:	6,650 S.F.	
DRIVEWAY AREA:	9,083 S.F.	
OPEN SPACE:	8,267 S.F. (66%)	
LANDSCAPING		
LANDSCAPING REQUIREMENTS: 24,000 - 6,650 = 17,350 17,350 X 15% = 2,602.5 S.F. REQUIRED		
LANDSCAPING PROVIDED: 3,500 S.F.		



Subject Property

Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on September 23, 2022.
- The Planning Division received one (1) email in support of the request.





Recommendation

- Staff recommends approval of the rezoning request
- CPC unanimously recommended approval (5-0) on October 6, 2022



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