



ITEM 25

5901 Upper Valley Road Special Permit

PZST21-00004

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST21-00004



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.

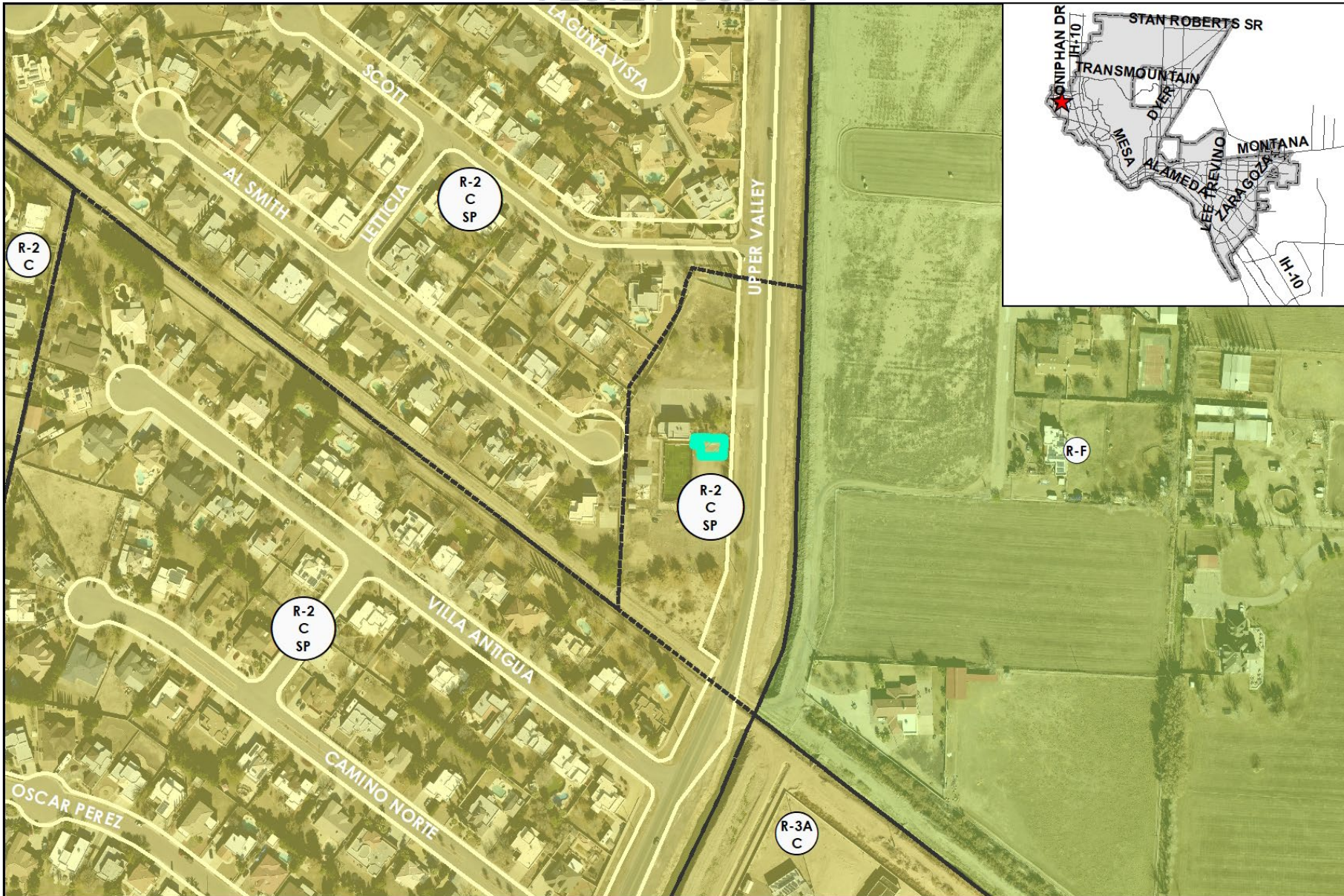


 Subject Property

0 80 160 320 480 640 Feet



PZST21-00004



Existing Zoning

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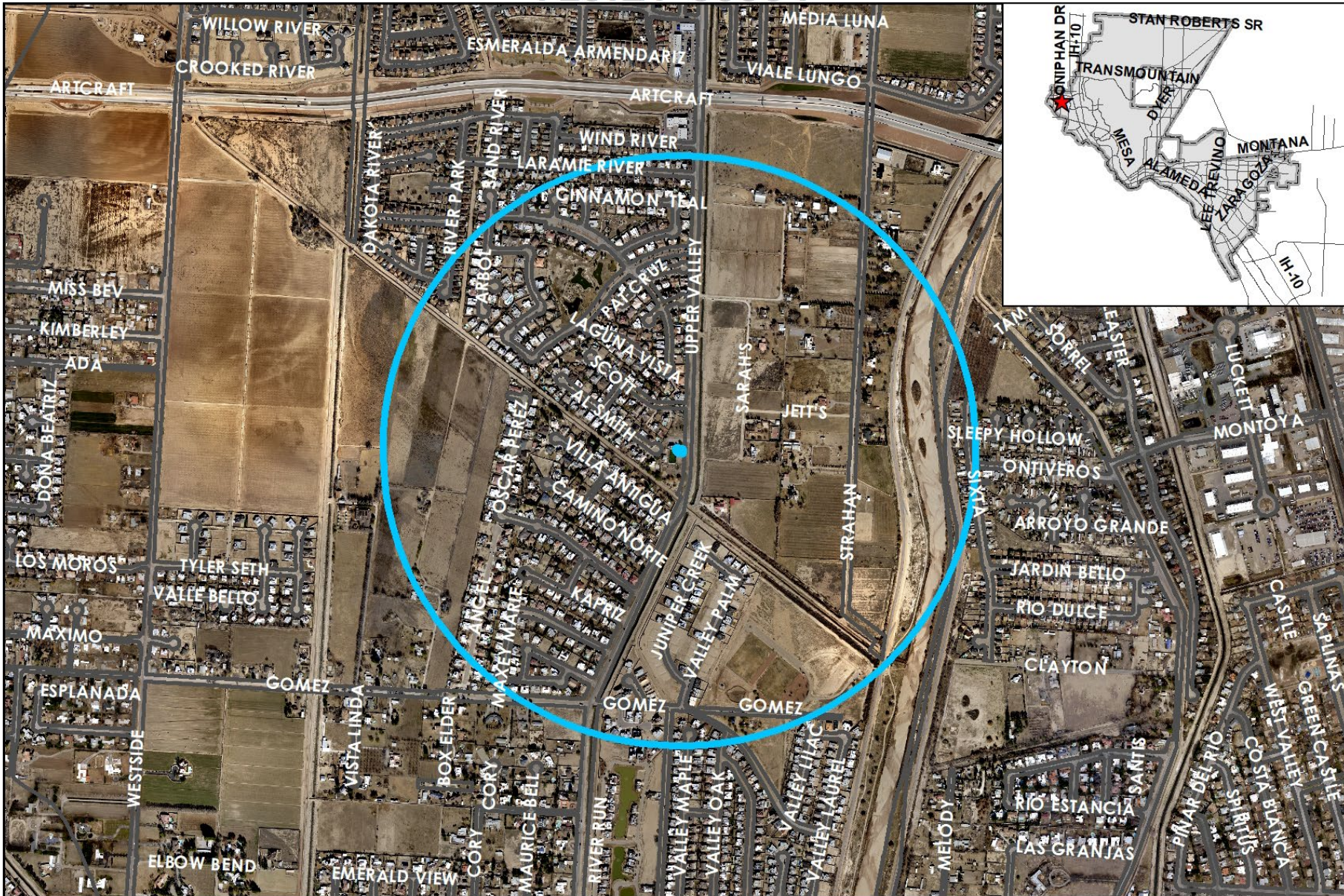


 Subject Property

0 80 160 320 480 640 Feet





PZST21-00004

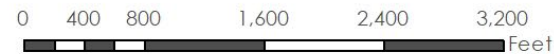


Half Mile Buffer

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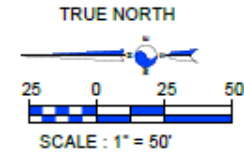


-  1/2 Mile Buffer
-  Subject Property

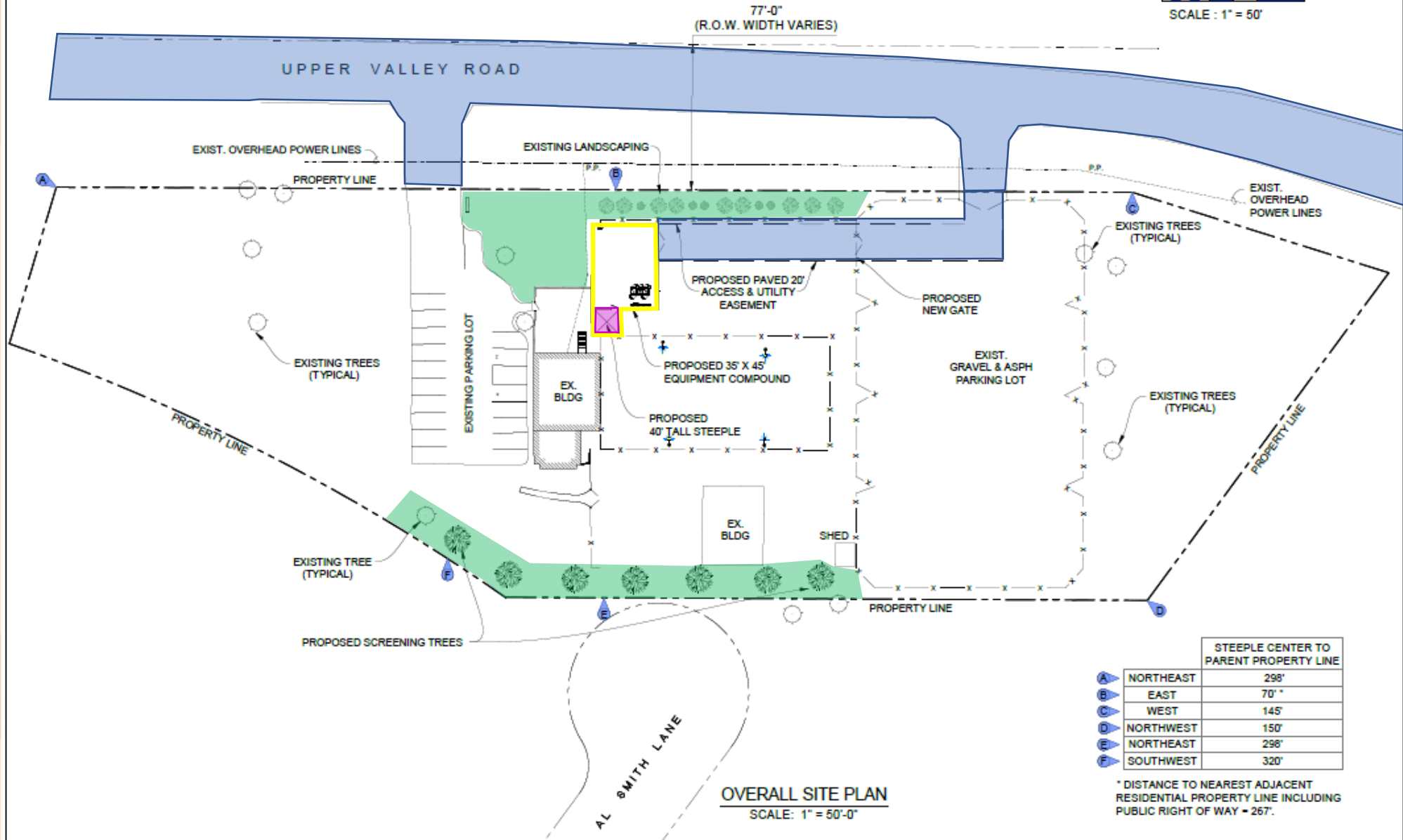


NOTE:
PROPOSED ACCESS DRIVEWAY AND
ROAD SHALL BE PAVED AND MEET
CITY OF EL PASO STANDARDS.

NEWMEXAS DRAIN
120' R.O.W.



Detailed Site Plan

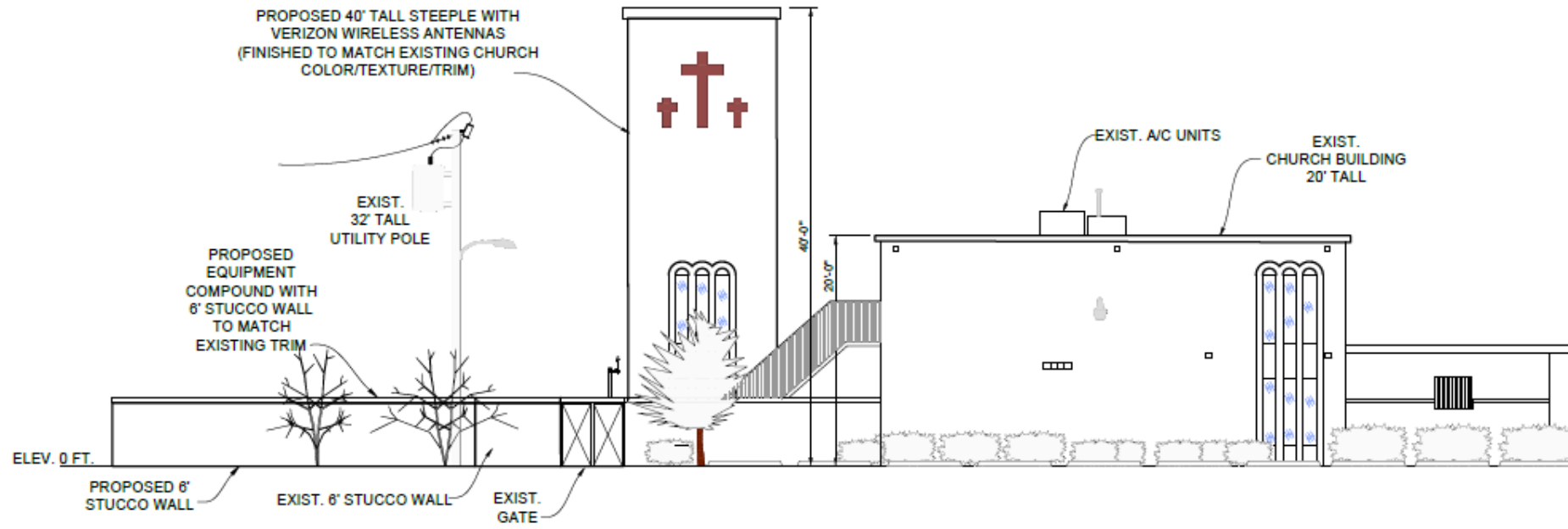


STEEPLE CENTER TO PARENT PROPERTY LINE	
A	NORTHEAST 298'
B	EAST 70'
C	WEST 145'
D	NORTHWEST 150'
E	NORTHEAST 298'
F	SOUTHWEST 320'

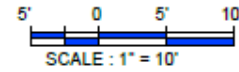
* DISTANCE TO NEAREST ADJACENT RESIDENTIAL PROPERTY LINE INCLUDING PUBLIC RIGHT OF WAY = 267'.

OVERALL SITE PLAN
SCALE: 1" = 50'-0"

Elevations



PROPOSED NORTH ELEVATION
SCALE: 1" = 10'-0"



BEFORE



APC Towers

TX-1475 RIO RIGO
SITE PHOTOGRAPH
NORTH ELEVATION FROM SCOTT LANE
OCTOBER 28, 2020

Romano & Associates, LLC

AFTER



**PROPOSED 40' STEEPLE
WITH CONCEALED ANTENNAS**

APC Towers

TX-1475 PHOTO SIMULATION
PROPOSED 40' STEEPLE
NORTH ELEVATION FROM SCOTT LANE
OCTOBER 28, 2020

Romano & Associates, LLC



Photo Simulation



BEFORE



APC Towers
TX-1475 RIO RICO
SITE PHOTOGRAPH
EAST ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020

Romano & Associates, LLC



Photo Simulation

AFTER



**PROPOSED 40' STEEPLE
WITH CONCEALED ANTENNAS**

APC Towers
TX-1475 PHOTO SIMULATION
PROPOSED 40' STEEPLE
EAST ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020

Romano & Associates, LLC

BEFORE



Romano & Associates, LLC

APC Towers
TX-1475 RIO RICO
SITE PHOTOGRAPH
SOUTH ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020



Photo Simulation

AFTER



Romano & Associates, LLC

APC Towers
TX-1475 PHOTO SIMULATION
PROPOSED 40' STEEPLE
SOUTH ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020



Photo Simulation



Subject Property



Surrounding Development



N



W

E

S



Public Input

- Public notices were mailed to property owners within 500 feet on March 26, 2021.
- The Planning Division received a 2 phone calls, petition with 58 signatures, and 13 letters via email in opposition to the special permit request.
- The Planning Division received a letter via email in support of the request.





Recommendation

- Staff recommends approval of the special permit request.
- The proposal meets all the requirements of
 - 20.10.455 PWSF
 - 20.04.320 Special Permit
 - 20.04.150 Detailed Site Development Plan
- CPC recommended 4-1 to deny 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