



ITEM 26

Northwestern, Resler, Hunter Foster Rezoning

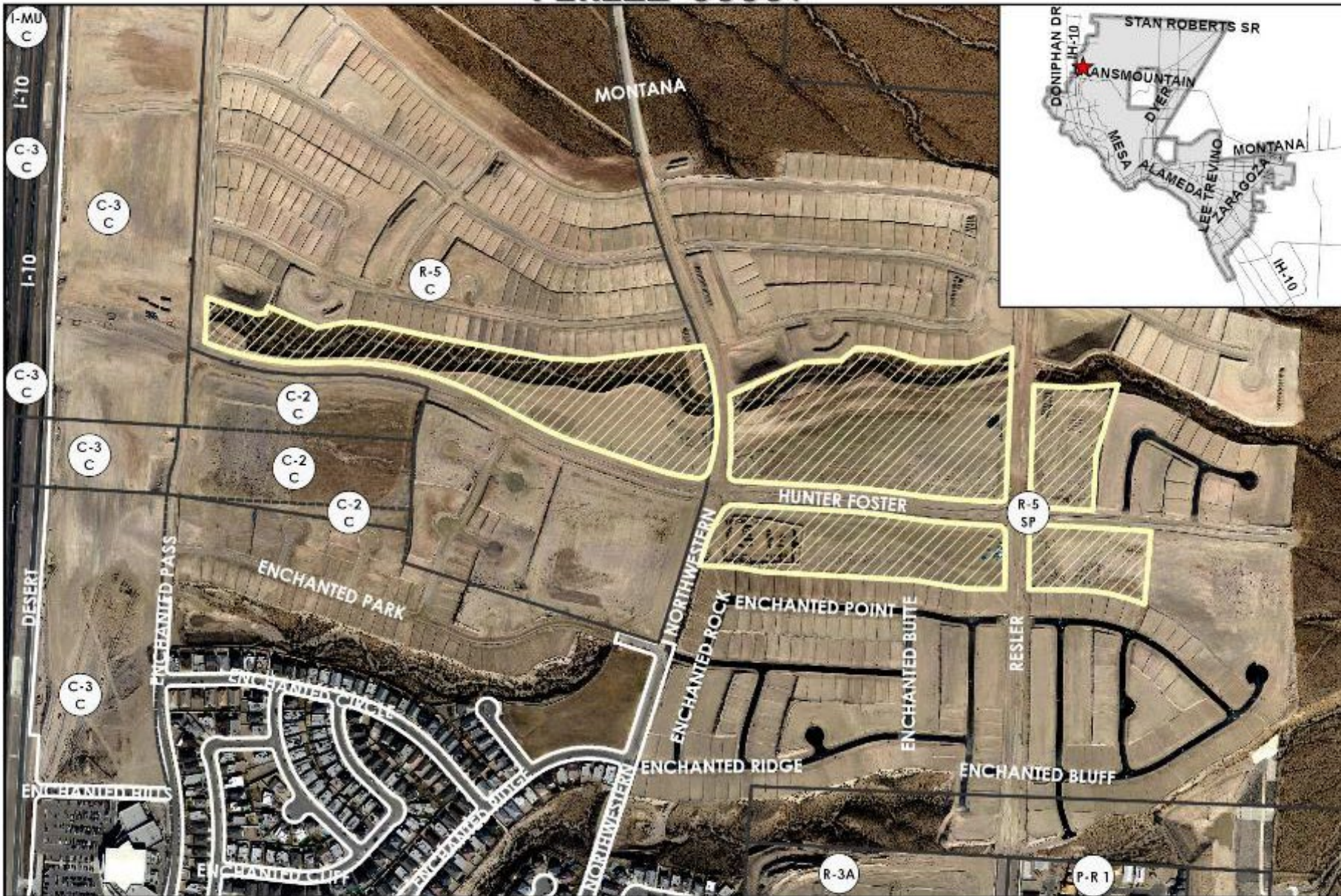
PZRZ22-00009



Strategic Goal 3.

Promote the Visual Image of
El Paso

Aerial



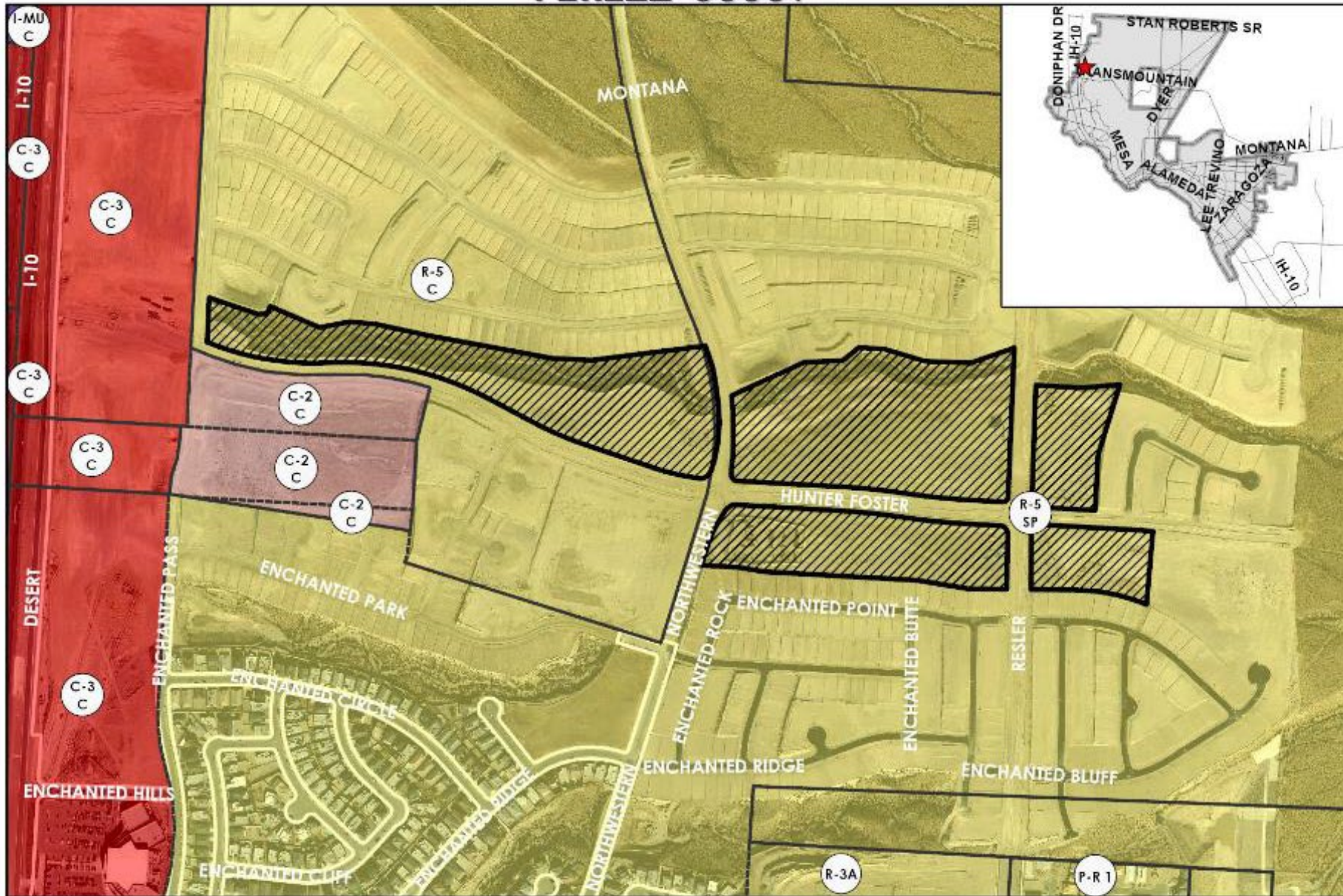
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to create accurate conclusions. Engagement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property



Existing Zoning



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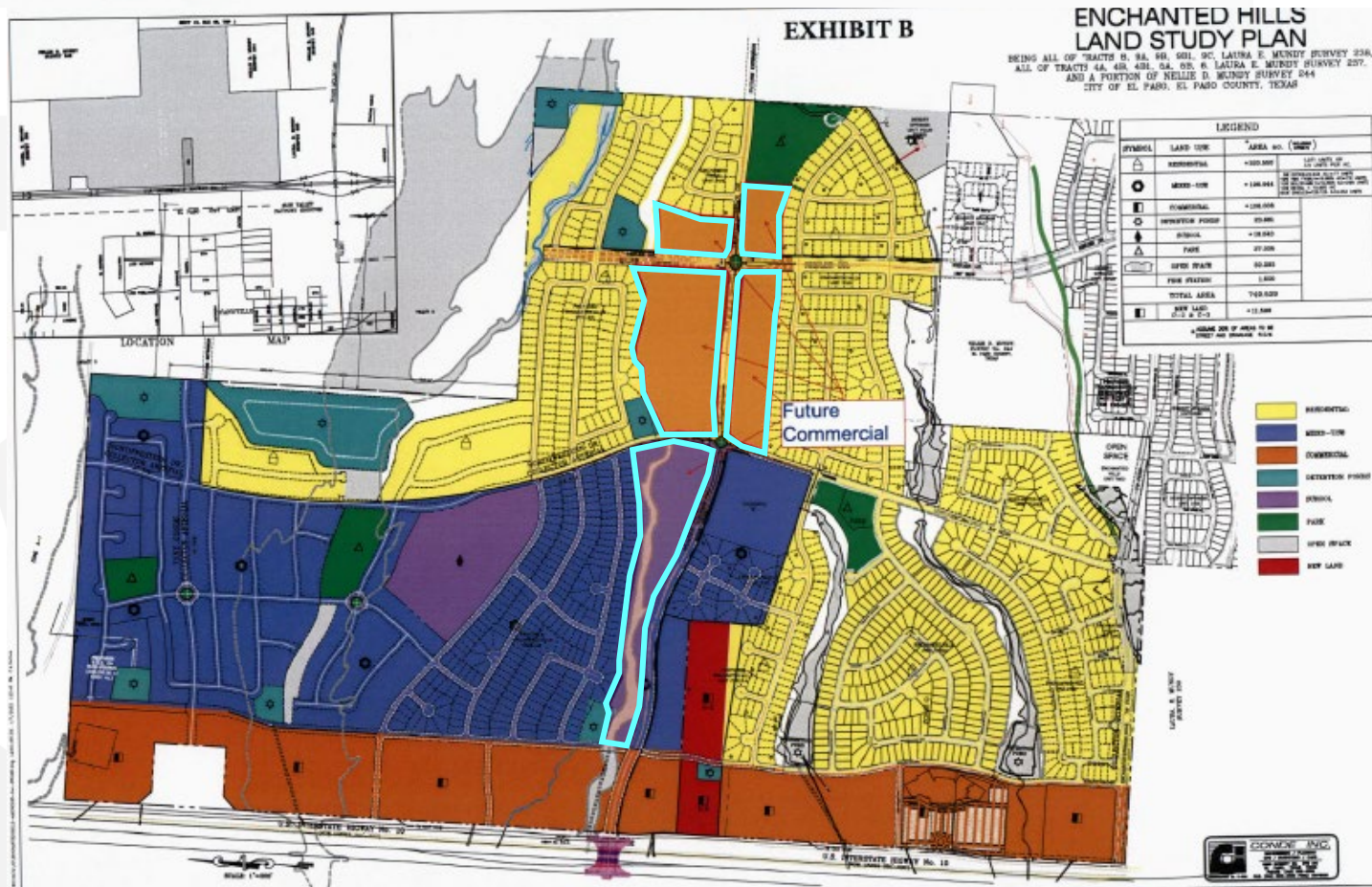


 Subject Property

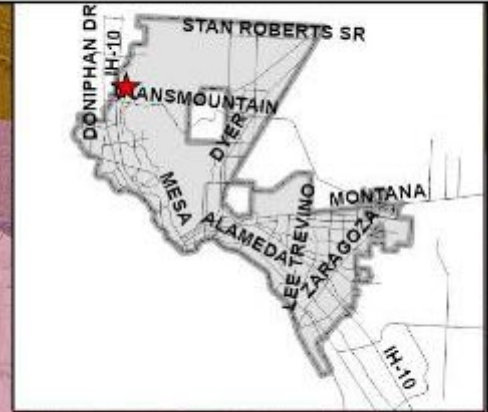
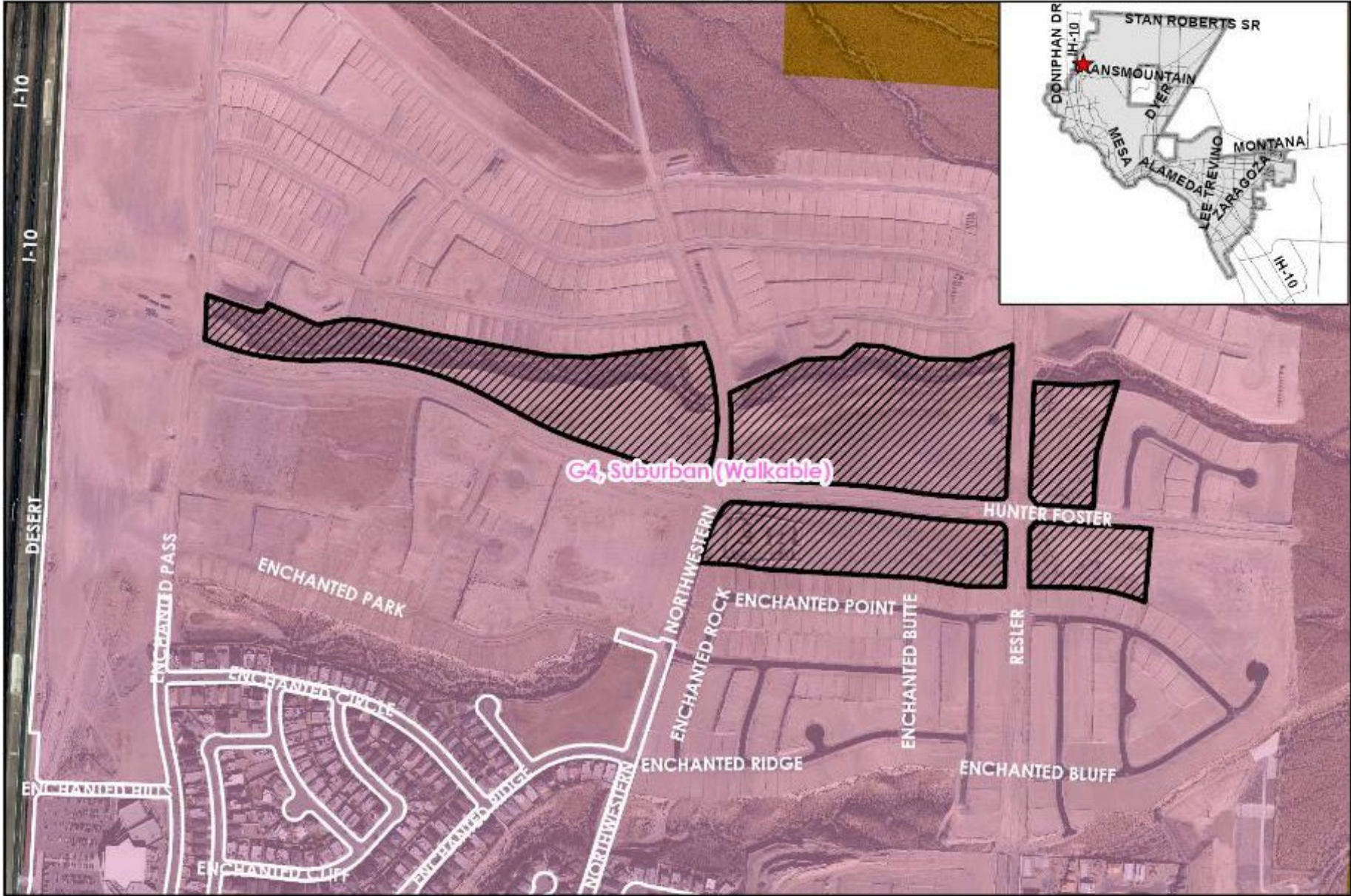


1. On Parcel 2, a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 2.
3. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits for Parcel 3.
4. That prior to the issuance of certificates of occupancy for Parcel 1, 2, and 3, the rezonings for the properties identified as "future commercial" on Exhibit B be submitted and processed by the City.

Condition No. 4



Future Land Use



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 Subject Property



Conceptual Plan



Subject Property



Surrounding Development



N



W



S



Public Input

- Notices were mailed to property owners within 300 feet on April 21, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.



Recommendation

- Staff, OSAB, and CPC recommended approval of the rezoning request with the following conditions:
 1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
 - a. This condition shall not apply where the existing arroyo will serve as a natural buffer between the subject properties and residential zone districts or uses.
 - b. The landscaping required under this condition will count towards the landscaping required under Title 18.
 2. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.
 3. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.



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