

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

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PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

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abstract

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.




Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

-  **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
-  **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
-  **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.



Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

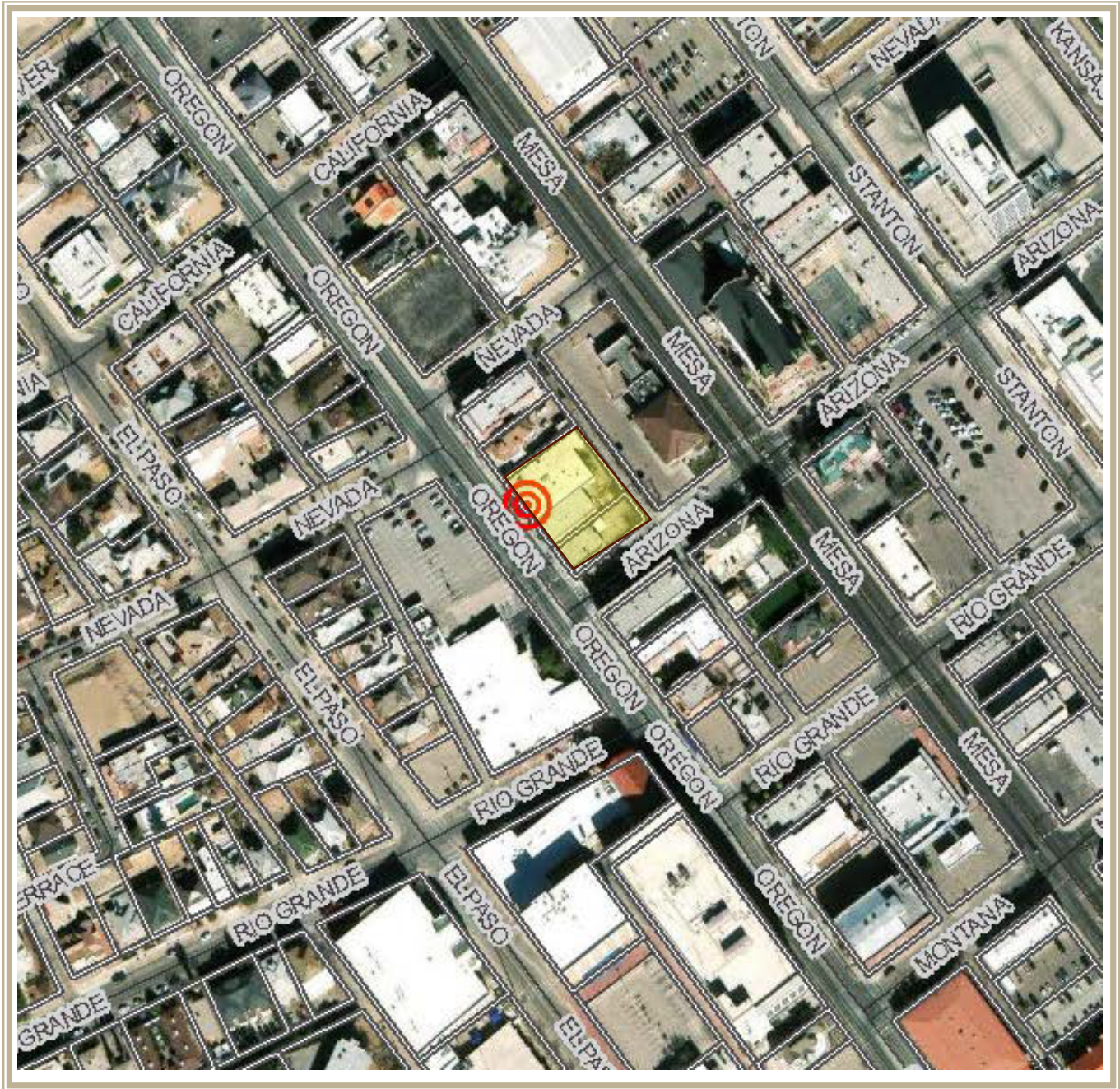


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

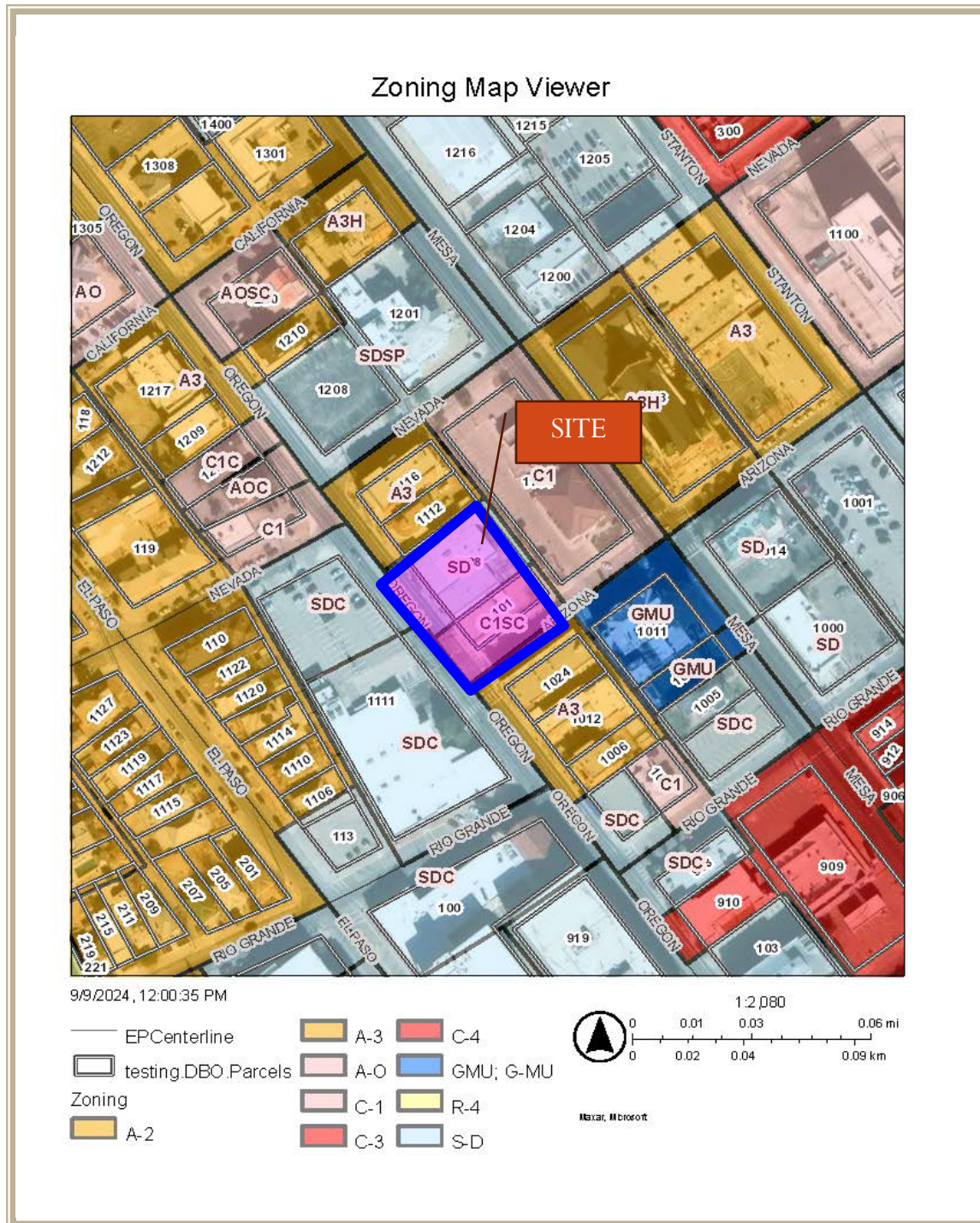


Figure 3: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only,” and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines”.

Development Perspective.

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

- ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

- iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

- iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

- v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

- vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

- vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

- viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

- xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

- xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

- i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building park ways, and the roofs will be landscaped with trees and shrubs..

- ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

- iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

- iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

- v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

- 1. Neighborhoods limited in size and oriented toward pedestrian activity.

The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

- 2. A variety of housing types, jobs, shopping, services, and public facilities.

The development consists of apartment, other retail establishment, low volume, dining and green areas.

- 3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

All proposed development are located within one building

- 4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project might require additional parking that is available on adjacent streets

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Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ,” Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan”. Therefore, this development will have a minimum of 0 foot setbacks.

|Landscaping.

According to the General Design Principles as per Title 20.10.360G, “Uses within a mixed-use development shall not be required to conform to the landscaping requirements of [Title 18](#) (Building and Construction) of the El Paso City Code”.

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

|phasing

The development will be constructed in 1 phase.

|Mixed use table.

Please refer to the following table for the proposed possible mix use for the development