



ITEM 22

# 405 Montana Avenue Special Permit

PZST21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



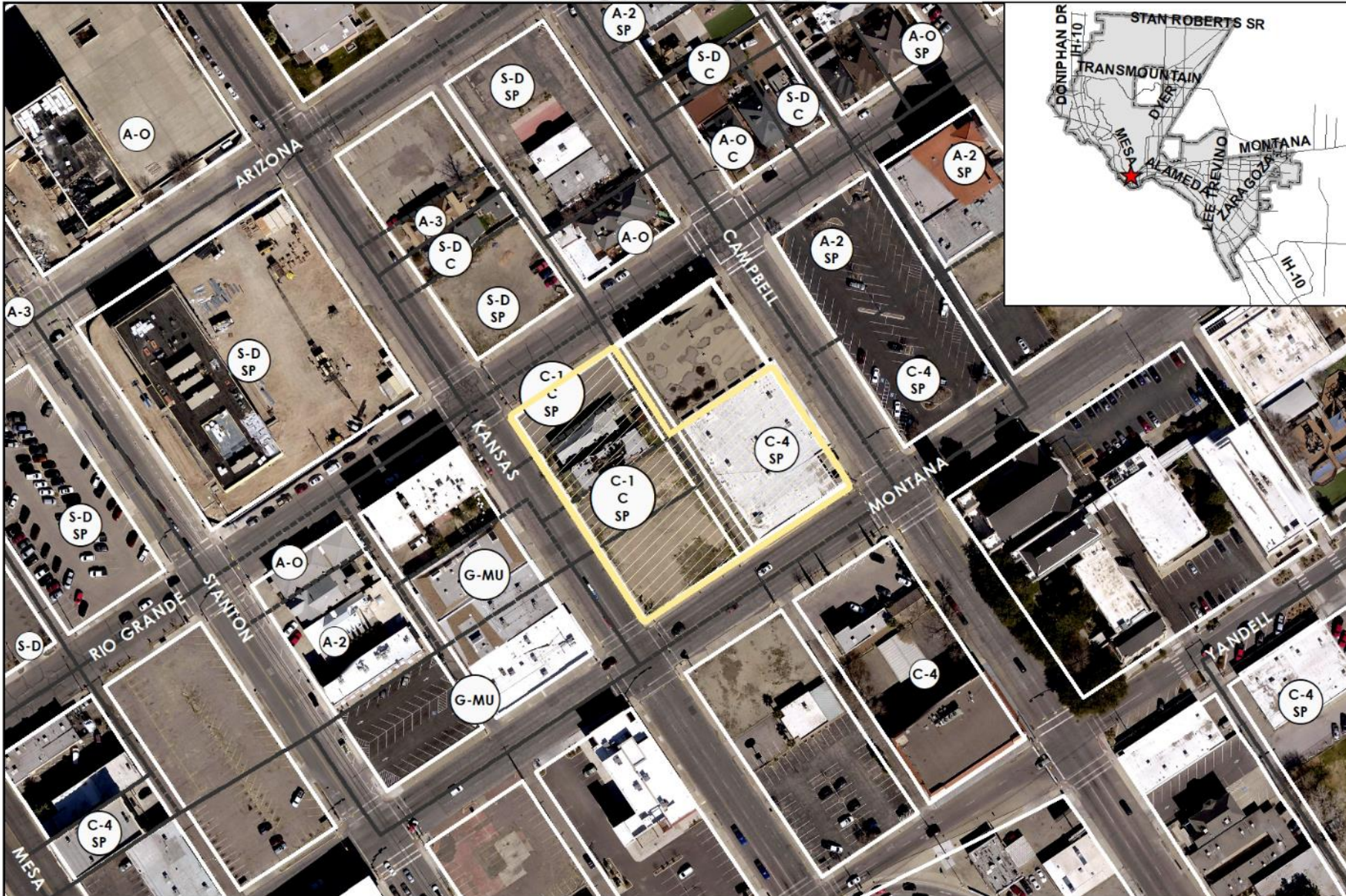


## Recommendation

- Staff recommends approval with condition.
- City Plan Commission recommends approval (9-0) with the following condition:

*That the Montana Alley Vacation (SURW21-00002) be recorded prior to City Council approval*

# PZST21-00001



## Aerial

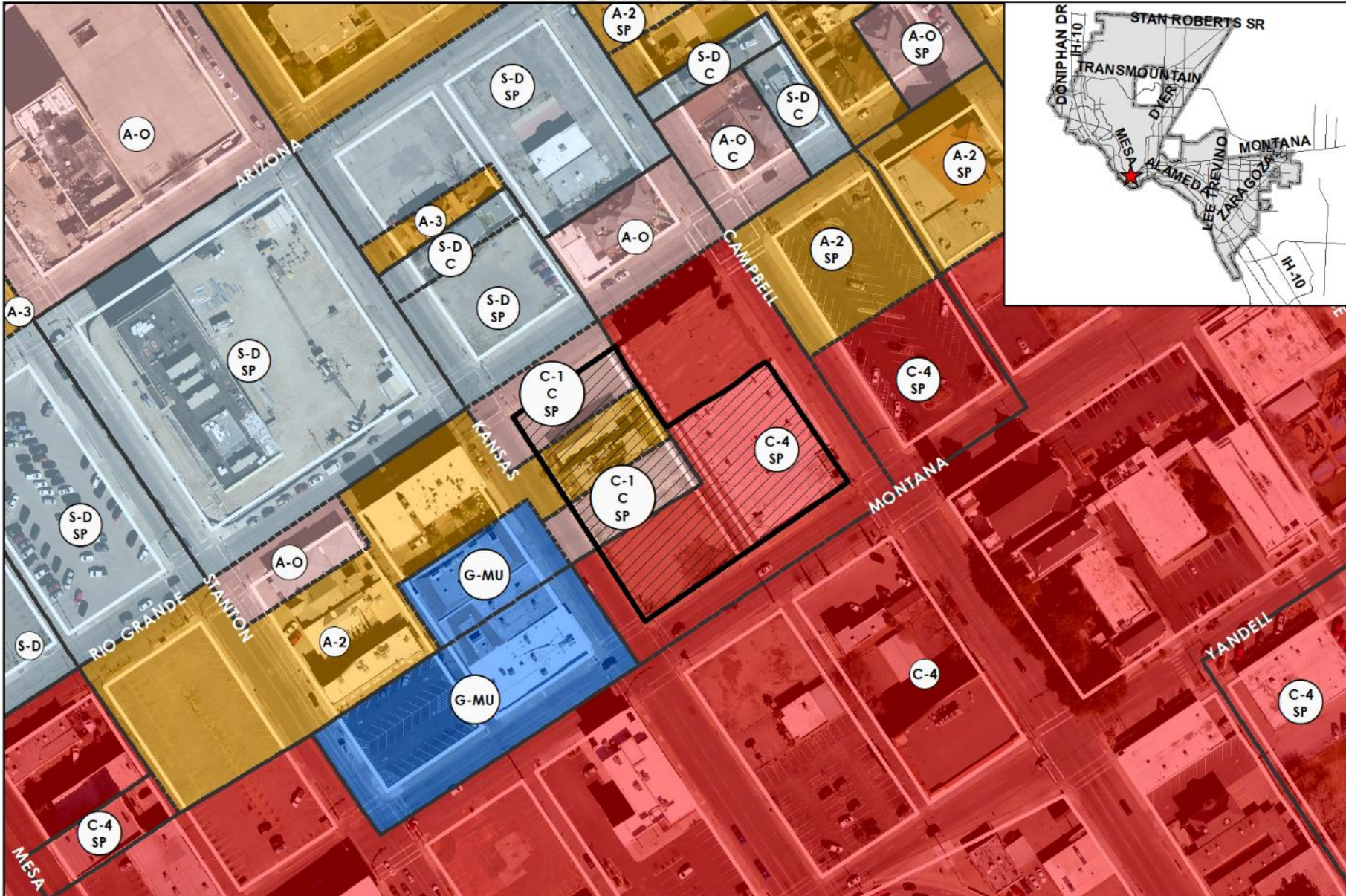
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



# PZST21-00001



## Existing Zoning

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 Subject Property



# Future Land Use



G2, Traditional Neighborhood (Walkable)

Subject Property



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**PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY**

	OPEN SPACES	3" = 1" SCALE
	OPEN WALKWAYS / DRIVEWAYS / PATIOS	CONTRACTOR TO VERIFY EXISTING UTILITIES AND LOCATIONS
	BUILDING FOOTPRINT	SEE BUILDING PERMITS FOR SITE
	NON-RESIDENTIAL	
	RECYCLE PARKING	
	FIRE APPARATUS	
	RETAINING WALLS	N/A
	FLOOD SCHEM	N/A
	STORM WATER DRAINAGE	N/A
	ACCESSIBLE ROUTES	N/A

415 Montana - BACFP - Maximize Surface  
 1 - Submittal notes  
 2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a desirable and harmonious environment  
 3 - Phasing  
 Phase 1:  
 a. 10,129 sq ft ground floor building complex to include 20 units  
 b. 200' x 100' building  
 c. 100' x 100' building  
 d. 100' x 100' building  
 e. 100' x 100' building  
 f. 100' x 100' building  
 g. 100' x 100' building  
 h. 100' x 100' building  
 i. 100' x 100' building  
 j. 100' x 100' building  
 k. 100' x 100' building  
 l. 100' x 100' building  
 m. 100' x 100' building  
 n. 100' x 100' building  
 o. 100' x 100' building  
 p. 100' x 100' building  
 q. 100' x 100' building  
 r. 100' x 100' building  
 s. 100' x 100' building  
 t. 100' x 100' building  
 u. 100' x 100' building  
 v. 100' x 100' building  
 w. 100' x 100' building  
 x. 100' x 100' building  
 y. 100' x 100' building  
 z. 100' x 100' building



**PROPOSED DEVELOPMENT DATA**

**ZONING**  
 FACTORY INDUSTRIAL - M1  
 17' - 0" MIN. CLEARANCE  
 17' - 0" MIN. CLEARANCE  
 17' - 0" MIN. CLEARANCE  
 17' - 0" MIN. CLEARANCE

**OCCUPANCY**  
 C-2 (U) (R)

**CURB LOCATION**  
 17' - 0" MIN. CLEARANCE

**ALLOWABLE BUILDING HEIGHT (TABLE 903.2)**  
 17' - 0" MIN. CLEARANCE

**LAND AREA**  
 TOTAL 44,645 SF (0.101 AC) - 1.01 ACRES

**BUILDING AREA**  
 PHASE I 10,129 SF GROUND FLOOR BUILDING COMPLEX  
 PHASE II 10,129 SF GROUND FLOOR BUILDING COMPLEX

**TOTAL PHASE AREA**  
 20,258 SF GROUND FLOOR BUILDING COMPLEX

**LEGAL DESCRIPTION**  
 PHASE I: 10,129 SF GROUND FLOOR BUILDING COMPLEX  
 PHASE II: 10,129 SF GROUND FLOOR BUILDING COMPLEX

**RESIDENTIAL COUNT**

PHASE I - BUILDING #	1 BDRM	2 BDRM
BUILDING #1	12	8
BUILDING #2	12	8
BUILDING #3	12	8
BUILDING #4	12	8
TOTAL	48	32

**PHASE I - BUILDING #2**

FOURTH FLOOR	THIRD FLOOR	SECOND FLOOR	FIRST FLOOR
11	11	11	11
3	3	3	3
44	44	44	44
32	32	32	32

**PROPOSED DENSITY:** 101.12 UNITS / AC = 101.12 UNITS / AC

**PROPOSED NONRESIDENTIAL LAND USE**

BLDG #	BLDG TYPE	TOTAL NONRESIDENTIAL
1	RESIDENTIAL	20,258 SF
2	RESIDENTIAL	20,258 SF
3	RESIDENTIAL	20,258 SF
4	RESIDENTIAL	20,258 SF
5	RESIDENTIAL	20,258 SF
6	RESIDENTIAL	20,258 SF
7	RESIDENTIAL	20,258 SF
8	RESIDENTIAL	20,258 SF
9	RESIDENTIAL	20,258 SF
10	RESIDENTIAL	20,258 SF
11	RESIDENTIAL	20,258 SF
12	RESIDENTIAL	20,258 SF
13	RESIDENTIAL	20,258 SF
14	RESIDENTIAL	20,258 SF
15	RESIDENTIAL	20,258 SF
16	RESIDENTIAL	20,258 SF
17	RESIDENTIAL	20,258 SF
18	RESIDENTIAL	20,258 SF
19	RESIDENTIAL	20,258 SF
20	RESIDENTIAL	20,258 SF
21	RESIDENTIAL	20,258 SF
22	RESIDENTIAL	20,258 SF
23	RESIDENTIAL	20,258 SF
24	RESIDENTIAL	20,258 SF
25	RESIDENTIAL	20,258 SF
26	RESIDENTIAL	20,258 SF
27	RESIDENTIAL	20,258 SF
28	RESIDENTIAL	20,258 SF
29	RESIDENTIAL	20,258 SF
30	RESIDENTIAL	20,258 SF
31	RESIDENTIAL	20,258 SF
32	RESIDENTIAL	20,258 SF
33	RESIDENTIAL	20,258 SF
34	RESIDENTIAL	20,258 SF
35	RESIDENTIAL	20,258 SF
36	RESIDENTIAL	20,258 SF
37	RESIDENTIAL	20,258 SF
38	RESIDENTIAL	20,258 SF
39	RESIDENTIAL	20,258 SF
40	RESIDENTIAL	20,258 SF
41	RESIDENTIAL	20,258 SF
42	RESIDENTIAL	20,258 SF
43	RESIDENTIAL	20,258 SF
44	RESIDENTIAL	20,258 SF
45	RESIDENTIAL	20,258 SF
46	RESIDENTIAL	20,258 SF
47	RESIDENTIAL	20,258 SF
48	RESIDENTIAL	20,258 SF
49	RESIDENTIAL	20,258 SF
50	RESIDENTIAL	20,258 SF

**PARKING CALCULATIONS**

TYPE	REQUIREMENTS	PROVIDED
STREET PARKING	100' x 100' x 100' x 100'	100
OFF-STREET PARKING	100' x 100' x 100' x 100'	100
TOTAL		200

**BIKE RACK CALCULATIONS**

TYPE	REQUIREMENTS	PROVIDED
STREET BIKE RACKS	100' x 100' x 100' x 100'	100
OFF-STREET BIKE RACKS	100' x 100' x 100' x 100'	100
TOTAL		200

**LANDSCAPE CALCULATIONS**

TYPE	REQUIREMENTS	PROVIDED
STREET TREES	100' x 100' x 100' x 100'	100
OFF-STREET TREES	100' x 100' x 100' x 100'	100
TOTAL		200

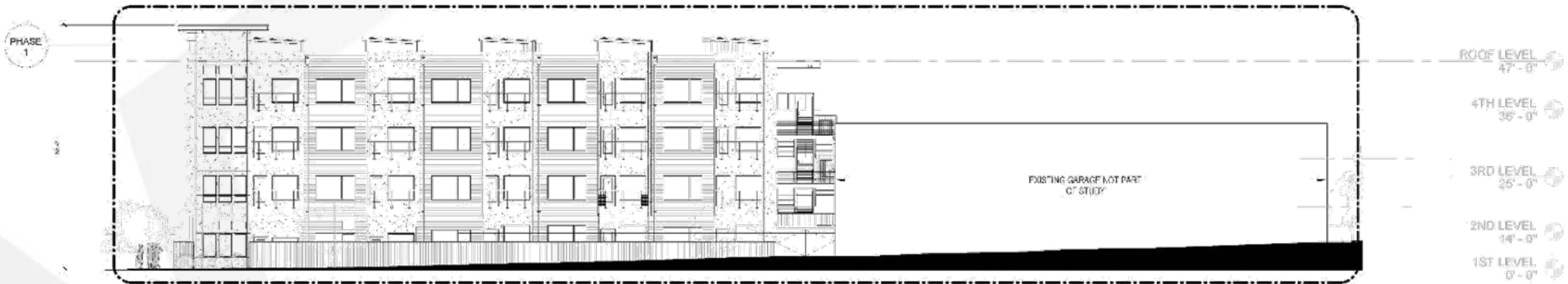
# Detailed Site Development Plan



# Elevations

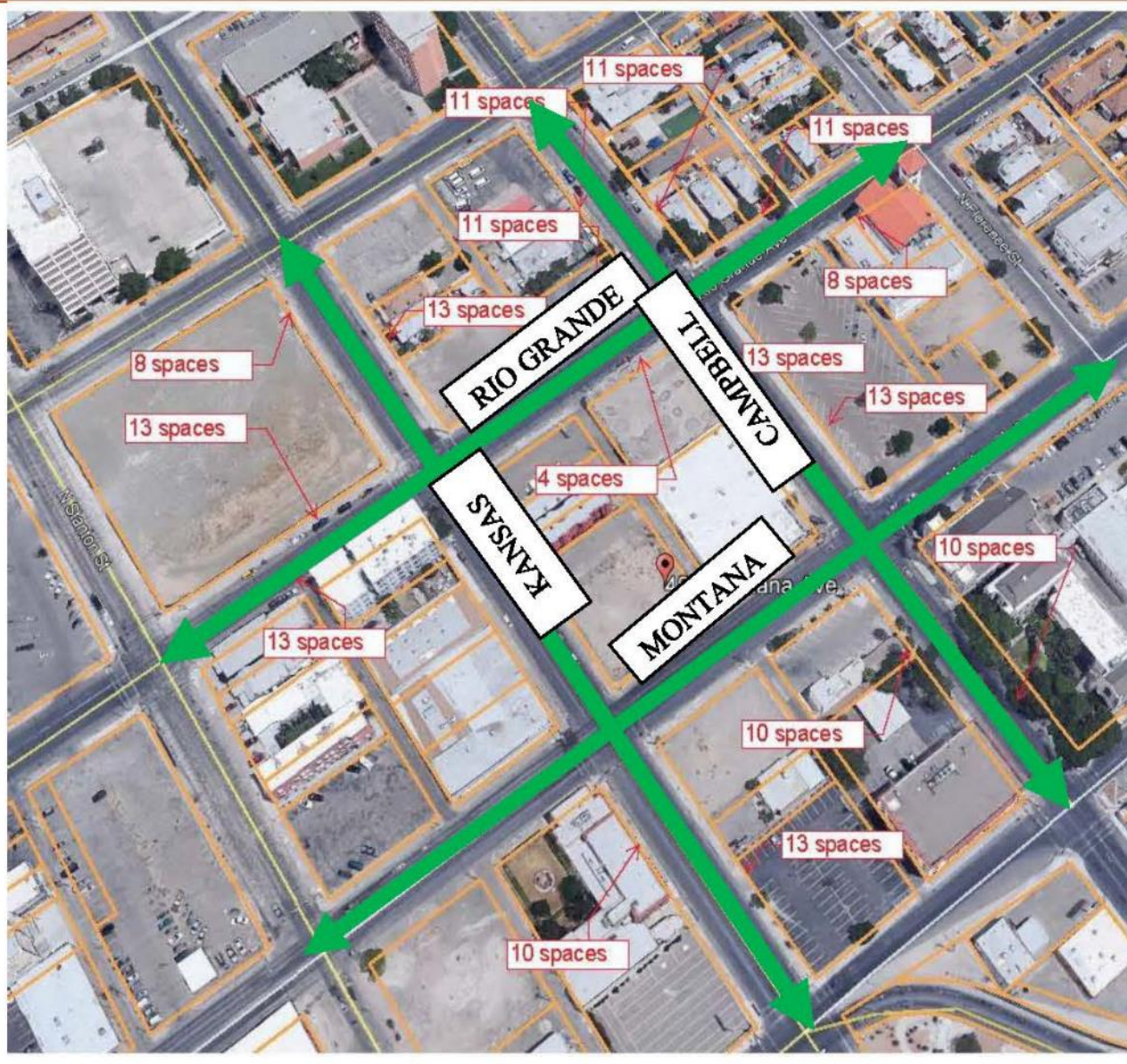


2 SOUTH ELEVATION - MONTANA AVE.  
1/16" = 1'-0"



4 EAST ELEVATION - CAMPBELL ST.  
1/16" = 1'-0"

# Parking Study



## 7.2 12-HOURS/1-DAY COUNT

Another count was prepared on Tuesday 2-9-2021. The results were tabulated as follows:

		NUMBER OF VACANT PARKING SPACES				
DESCRIPTION		CAMPBELL	MONTANA	KANSAS	RIO GRANDE	TOTAL
DAY	TIME					
TUESDAY	7:00 AM	62	0	15	48	125
	8:00 AM	58	0	12	38	108
	9:00 AM	58	0	10	29	97
	10:00 AM	57	0	11	30	98
	11:00 AM	57	0	12	29	98
	12:00 PM	56	0	15	28	99
	1:00 PM	58	0	10	29	97
	2:00 PM	57	0	11	30	98
	3:00 PM	60	0	9	28	97
	4:00 PM	58	0	9	27	94
	5:00 PM	59	0	10	38	107
	6:00 PM	59	0	12	41	112
7:00 PM	59	0	15	42	116	

Table 2: 12-HOURS/1-DAY PARKING COUNT





# Subject Property

# Surrounding Development



N



W

E

S



# Public Input

- Notices were mailed to property owners within 300 feet on March 24, 2021.
- The Planning Division has received 1 letter in favor; 3 calls, 89 emails, and 10 letters in opposition to the special permit 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