



ITEMS 39 & 40

# 405 Montana Avenue Rezoning & Special Permit

PZRZ21-00001

PZST21-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso







## Recommendation

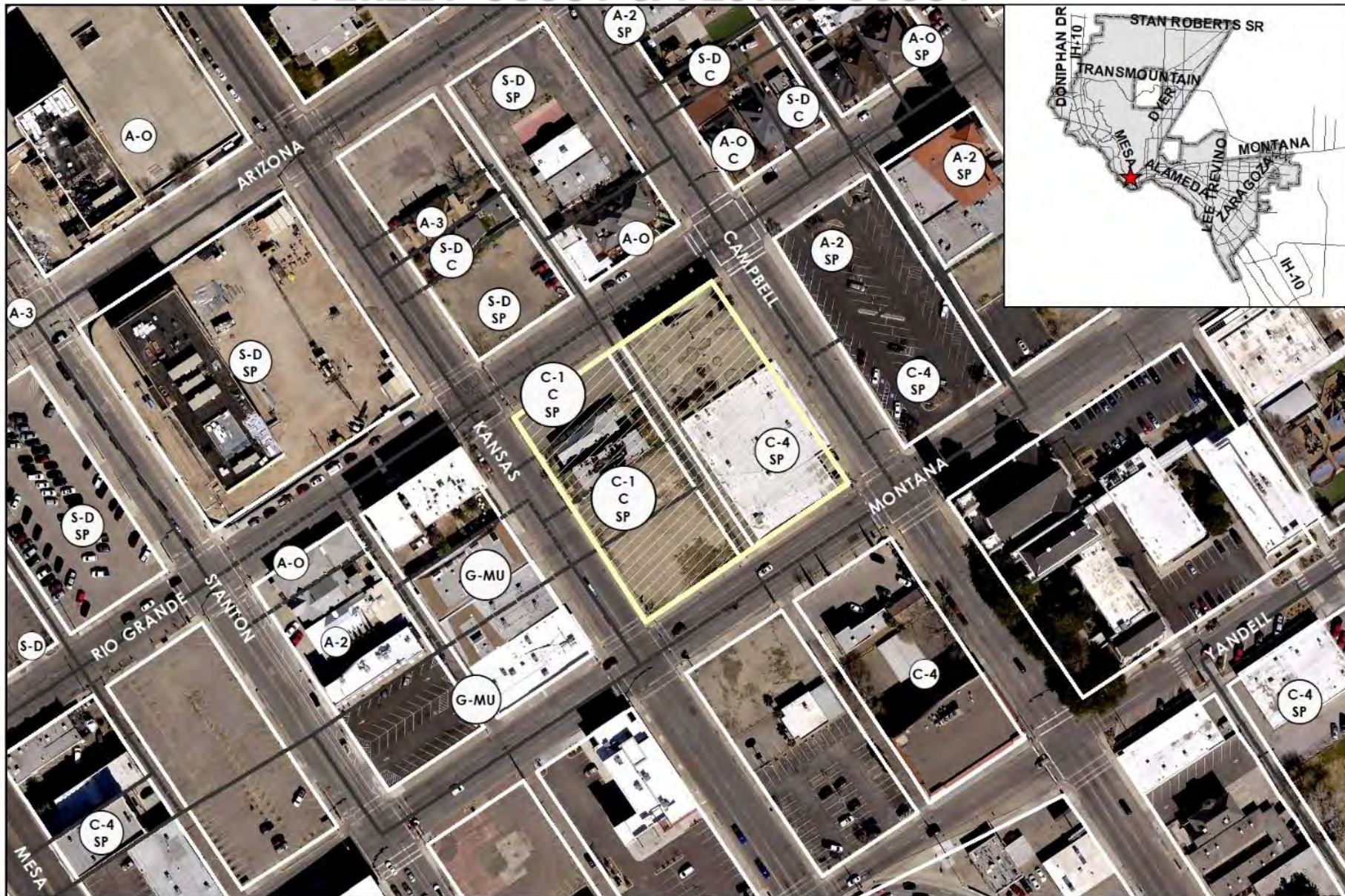
- Staff recommends **approval** of both the rezoning and special permit request.
- City Plan Commission recommends **approval** (7-0) of both the rezoning and the special permit request.



# PZRZ21-00001 & PZST21-00001



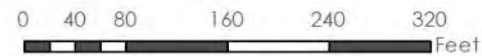
## Aerial



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

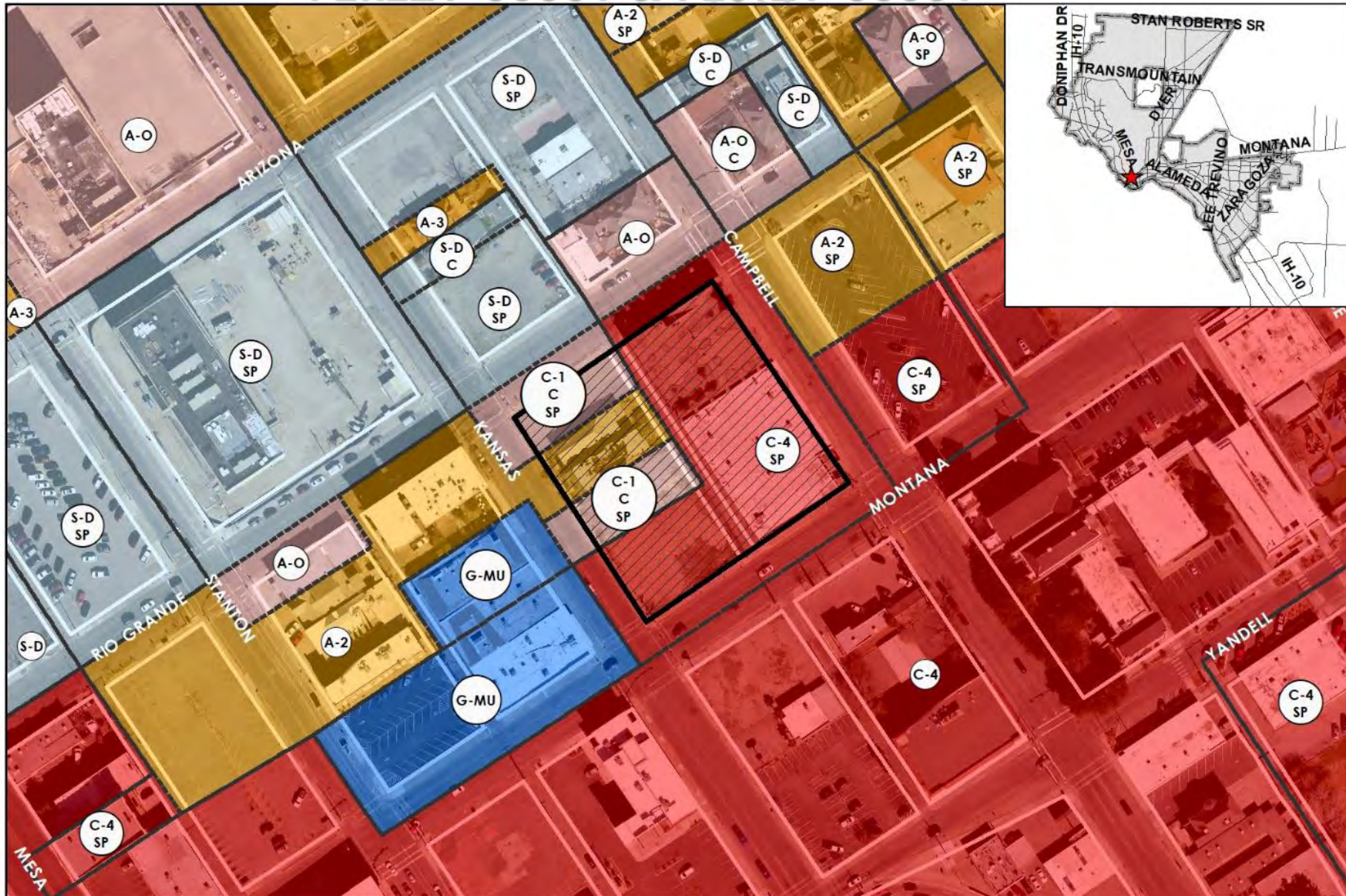




# PZRZ21-00001 & PZST21-00001



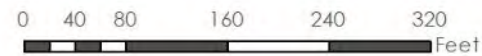
## Existing Zoning



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 Subject Property





# PZRZ21-00001 & PZST21-00001



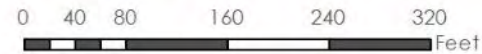
## Future Land Use



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 Subject Property





**PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY**

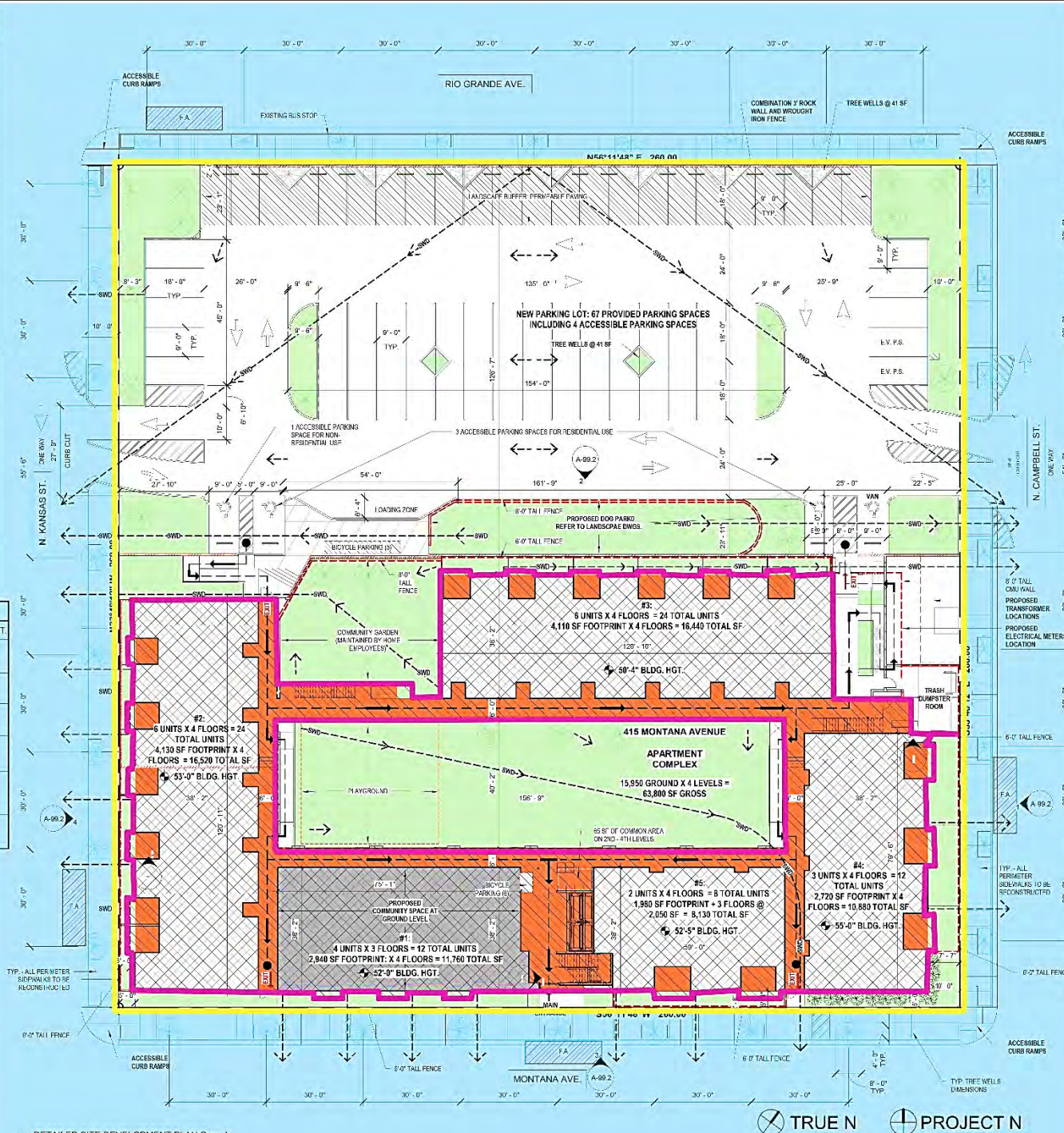
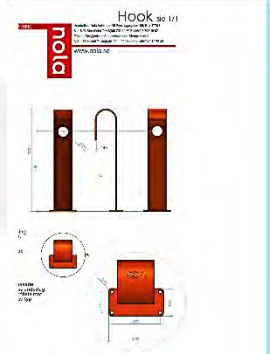
<b>SYMBOL</b>	<b>S.F. / ACRES</b>
	OPEN SPACES
	OPEN WALKWAYS / OVERHANGS / PATIOS
	BUILDING FOOTPRINT
	NONRESIDENTIAL
	BICYCLE PARKING
	FIRE APPARATUS
	RETAINING WALLS
	FENCE / SCREEN
	FENCE / SCREEN
	STORM WATER DRAINAGE
	ACCESSIBLE ROUTES

**415 Montana - HACEP - Neotoma Section**  
 1 - Architectural Style  
 Transition style as a midpoint between traditional and modern building to be in harmony with the surrounding architecture styles, color and materials. Good exterior that will be taking some elements of neighboring St. George Church and some of the classic old bungalow houses/apartments, creating a contemporary cohesive look.  
 2 - Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.  
 Low maintained landscaping elements including parking, retained, ground covering, irrigation and watering systems to be in harmony with the architectural style that take elements from the neighboring buildings to contemporary look.  
 3 - Program:  
 a. (1) 4 story apartment building complex to house 80 units total.  
 b. (80) 1-bedroom units.  
 c. (20) 2-bedroom units.  
 d. This complex will include low amenities like community space, laundry room, playground, community garden, utility storage.  
 e. New parking lot to comply with current building codes and standards.  
 f. Landscaped areas.

**RESIDENTIAL COUNT**

BLDG. #	UNIT COUNT & SQUARE FOOTAGE	BLDG. HGT.
#1	1 BEDROOM UNITS 4 UNITS X 3 FLOORS = 12 TOTAL UNITS 2,940 SF FOOTPRINT X 4 FLOORS = 11,760 TOTAL SF	52'-0"
#2	1 BEDROOM UNITS 6 UNITS X 4 FLOORS = 24 TOTAL UNITS 4,130 SF FOOTPRINT X 4 FLOORS = 16,520 TOTAL SF	55'-0"
#3	1 BEDROOM UNITS 6 UNITS X 4 FLOORS = 24 TOTAL UNITS 4,110 SF FOOTPRINT X 4 FLOORS = 16,440 TOTAL SF	55'-0"
#4	2 BEDROOM UNITS 3 UNITS X 4 FLOORS = 12 TOTAL UNITS 2,730 SF FOOTPRINT X 4 FLOORS = 10,880 TOTAL SF	55'-0"
#5	2 BEDROOM UNITS 2 UNITS X 4 FLOORS = 8 TOTAL UNITS 1,880 SF FOOTPRINT X 3 FLOORS @ 2,250 SF = 4,130 TOTAL SF	52'-5"

**PROPOSED NONRESIDENTIAL LAND USE**  
 #1: GROUND FLOOR = 2,940 SF



**PROJECT CALCULATION DATA**

**APPLICABLE CODES**  
 INTERNATIONAL BUILDING CODE 2015  
 NEPA  
 ADOG  
 TAB  
 FIA

**ZONING**  
 PROPOSED ZONING: G MU  
 YARD STANDARDS (MONTANA AVE. FRONTAGE):  
 FY: 0'-0"  
 RY: 0'-0"  
 SYF: 0'-0"  
 SPW: 0'-0"

**OCCUPANCY**  
 GROUP: R2

**CONSTRUCTION**  
 TYPE: VA

**ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4)**  
 TYPE VA S = 5 STORIES

**ALLOWABLE BUILDING HEIGHT (TABLE 504.3)**  
 TYPE VA S = 70'

**LAND AREA**  
 TOTAL LAND AREA = 87,001 SF = 1.55 ACRES

**BUILDING AREA**  
 15,950 SF GROUND X 4 LEVELS = 63,800 SF GROSS  
 ALLOWABLE AREA IN SF (TABLE 500.2)  
 R 5 SM TYPE VA = 36,000 SF PER FLOOR

**LEGAL DESCRIPTION**  
 ALL OF LOTS 1 THRU 20, BLOCK 286, AND THE VACATED 20 FOOT ALLEY CAMPBELL. ADDITION, THE CITY OF EL PASO, EL PASO COUNTY TEXAS.

**RESIDENTIAL COUNT**

LEVELS	1 BDRM	2 BDRM
GROUND LEVEL	12	5
SECOND FLOOR	18	5
THIRD LEVEL	18	5
FOURTH FLOOR	18	5
<b>TOTAL:</b>	<b>60</b>	<b>20</b>

**PROPOSED DENSITY:**  
 80 / 1.55 ACRES = 51 UNITS / ACRE  
 19 UNITS / ACRE  
 1.9 P.S. X 1 BEDROOM = 2 P.S. X 2 BEDROOMS + 40 P.S.

**PROPOSED NONRESIDENTIAL LAND USE**

BLDG. #	BLDG. AREA	BLDG. HGT.
#1	2,940 SF	52'-0"
#2	4,130 SF	55'-0"
#3	4,110 SF	55'-0"
#4	2,730 SF	55'-0"
#5	1,880 SF	52'-5"

**PROPOSED TRANSFORMER LOCATIONS**  
 67 SF LAUNDRY ROOMS  
 240 - 4TH FLOOR

**PROPOSED ELECTRICAL METERS LOCATION**

**MAXIMUM PROPOSED INTENSITY FOR NONRESIDENTIAL LAND USE:**  
 53,500 SF GROSS / 2,800 NONRESIDENTIAL SF X 50% = 22% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

**PARKING CALCULATIONS**

BLDG. #	BLDG. AREA	BLDG. HGT.
1.5 P.S. X 1 BEDROOM	300 SF / 700	80 SF / 700
2 P.S. X 2 BEDROOMS	400 SF / 700	160 SF / 700
10 1BD UNITS X 1.5 P.S.	90 P.S.	MIN 2 P.S.
20 2BD UNITS X 2 P.S.	40 P.S.	MAX 4 P.S.
<b>PROVIDED = 67 P.S.</b>	<b>MIN. REQ. = 133 P.S.</b>	<b>86 P.S. SHORT</b>

**BIKE RACK CALCULATIONS**

REQUIRED 11 BIKE PARKING SPACE / PROVIDED 11 BIKE PARKING SPACES

**LANDSCAPE CALCULATIONS**

LANDSCAPE AREA REQUIRED: 51,750' - 15' - 7,770 SQ FT  
 10% LANDSCAPE AREA PROPOSED IN LANDSCAPE AREA: 10,143 SQ FT  
 LANDSCAPE UNITS REQUIRED: 7,770 SQ FT / 1,000 - 7.7 - 8 UNIT

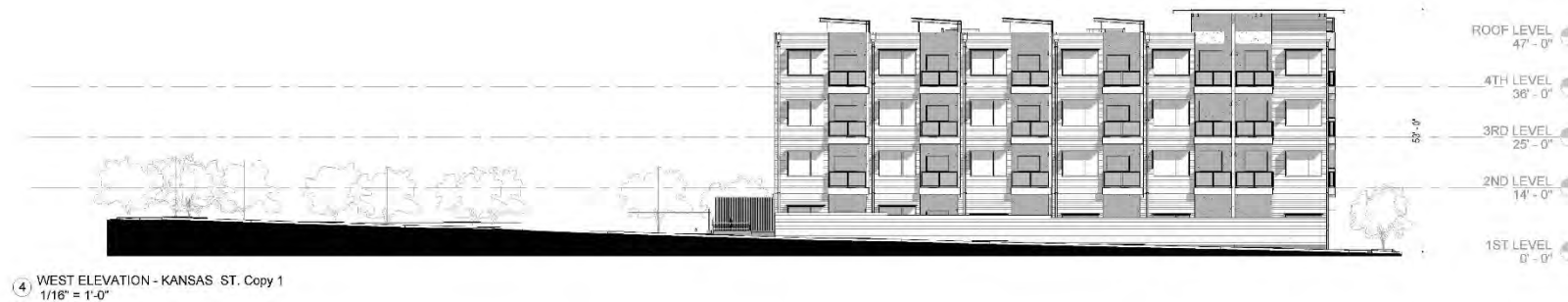
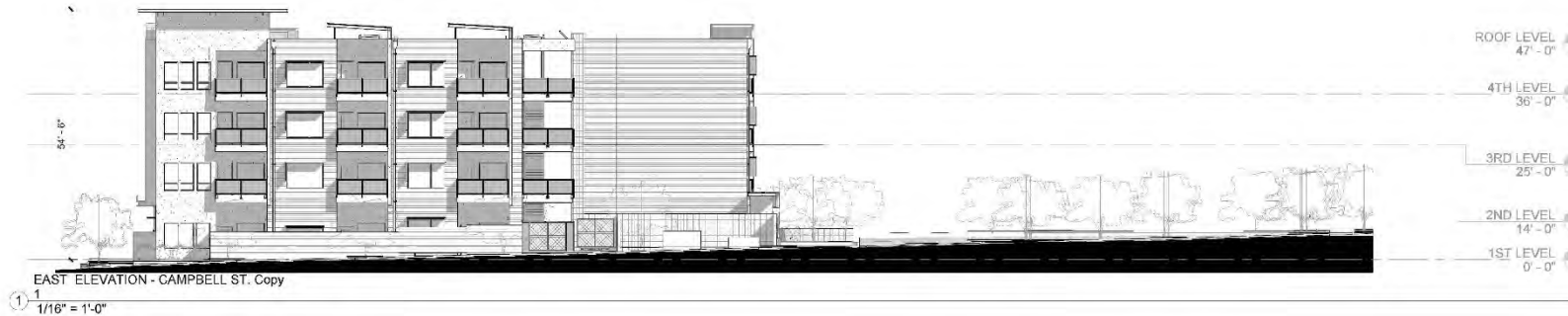
PARKING CANOPY TREES: 67 SPACES / 12 = 6.7 - 7 PARKING CANOPY TREES (CT)  
 FRONTAGE TREES: 980' - 52' - 8' / 30' (TRONC TREE) (FT)  
 STREET TREES: 4550' FT. SPACING / 18' STREET TREES (ST)

	REQUIRED	PROPOSED
PROJECT TREES	8	8
FRONTAGE TREES	33	33
PARKING CANOPY TREES	7	8
STREET TREES	15	17
5 GALLON PLANTS	360	360

# Master Zoning Plan







# Elevations

# 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





# Case History

Original Proposal	Revised Proposal
7 Buildings (Garage on Separate Property)	5 Buildings and Surface Parking
136 Housing Units	80 Housing Units
224 Parking Spaces Required	133 Parking Spaces Required
89 Parking Spaces Provided (Garage on Separate Property)	67 Parking Spaces Provided (Surface Parking)
100% Parking Reduction (224 Spaces) (135 Spaces with 89 on Garage)	50% Parking Reduction (66 Spaces)



# Public Input

- Notices were mailed to property owners within 300 feet on September 24, 2021.
- The Planning Division has received 3 letters in support to both the rezoning and special permit requests.







## 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