



ITEM 44

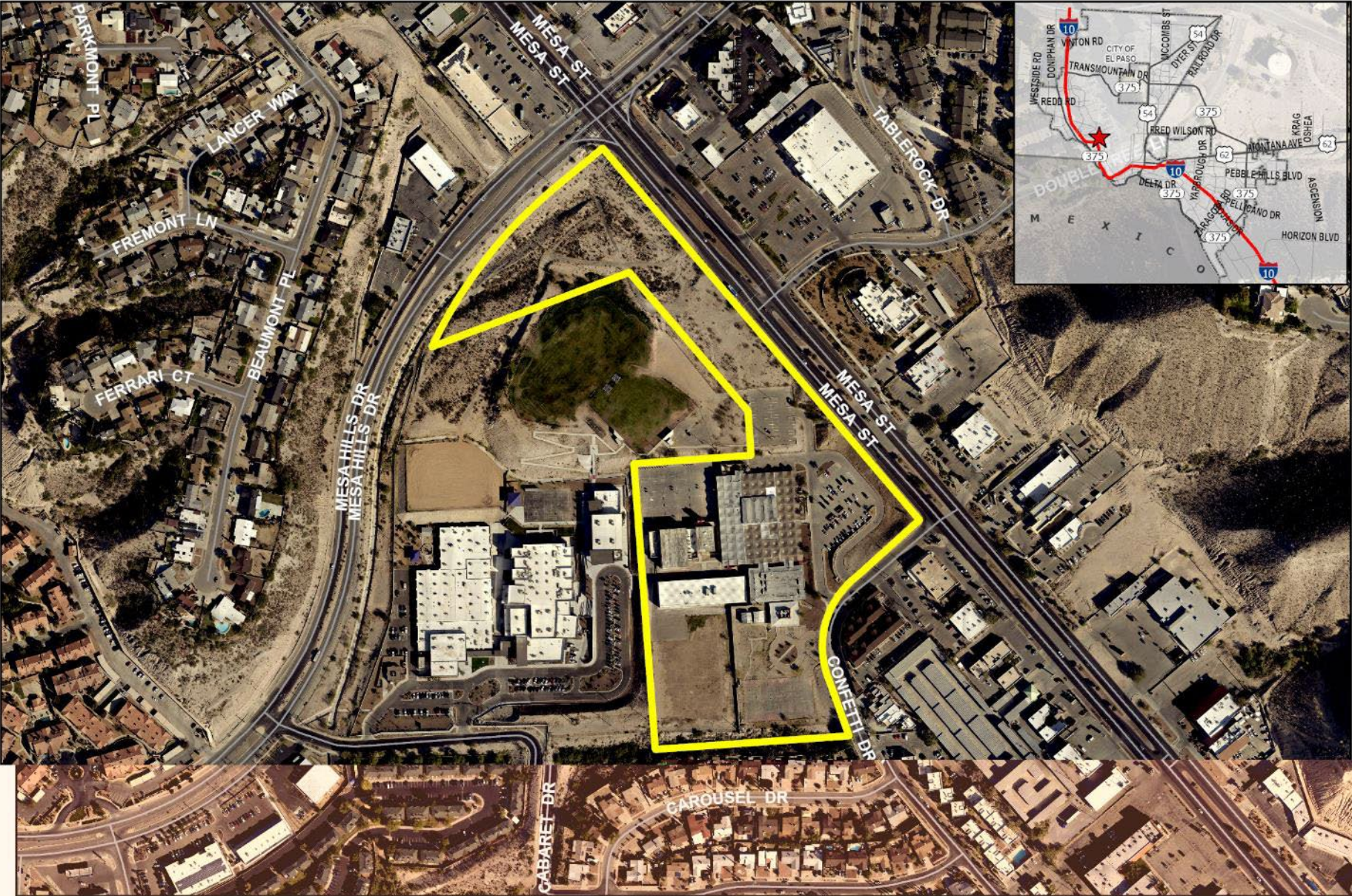
5625 Confetti Special Permit

PZST24-00004



Strategic Goal 3.

Promote the Visual Image of
El Paso



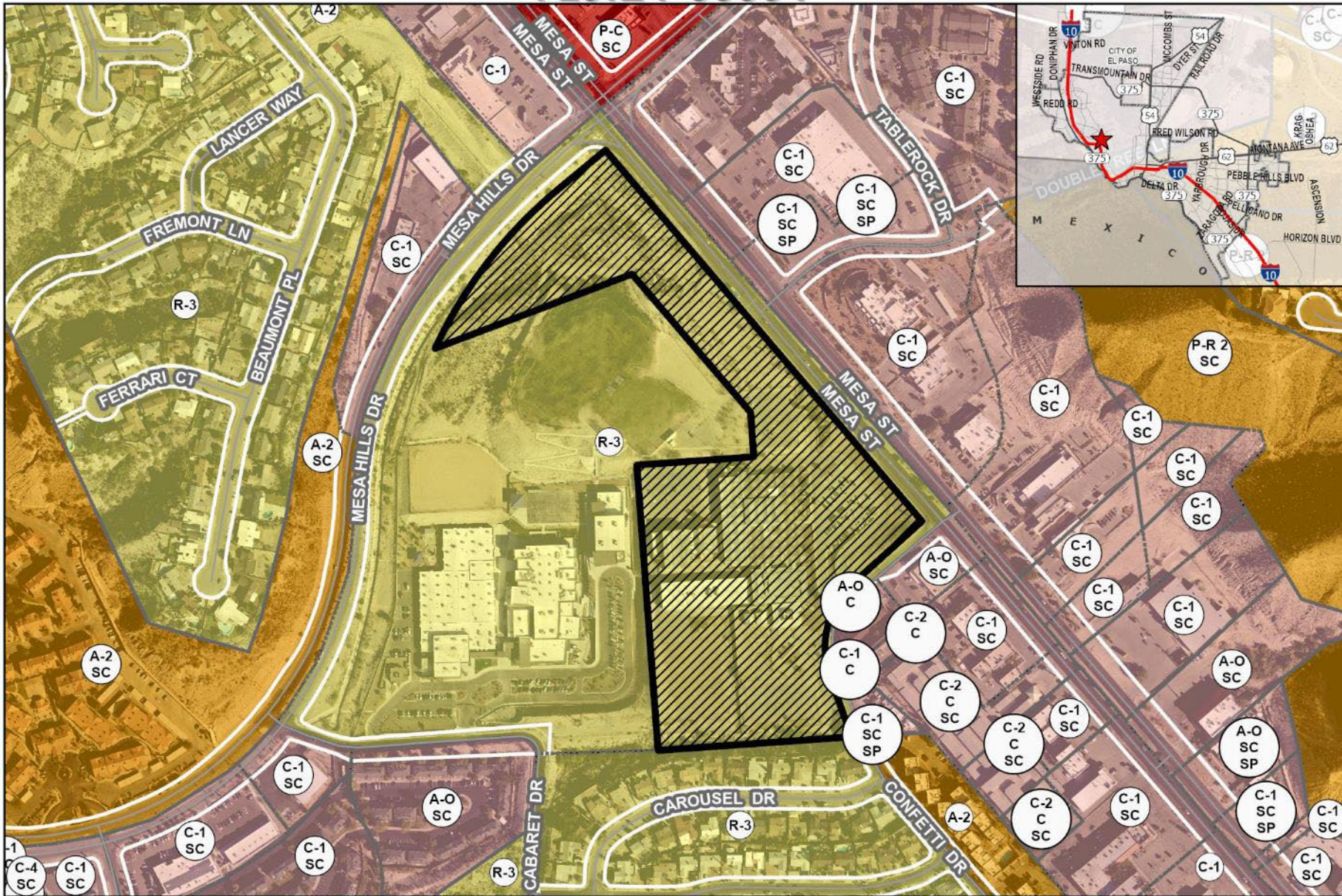
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed field 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





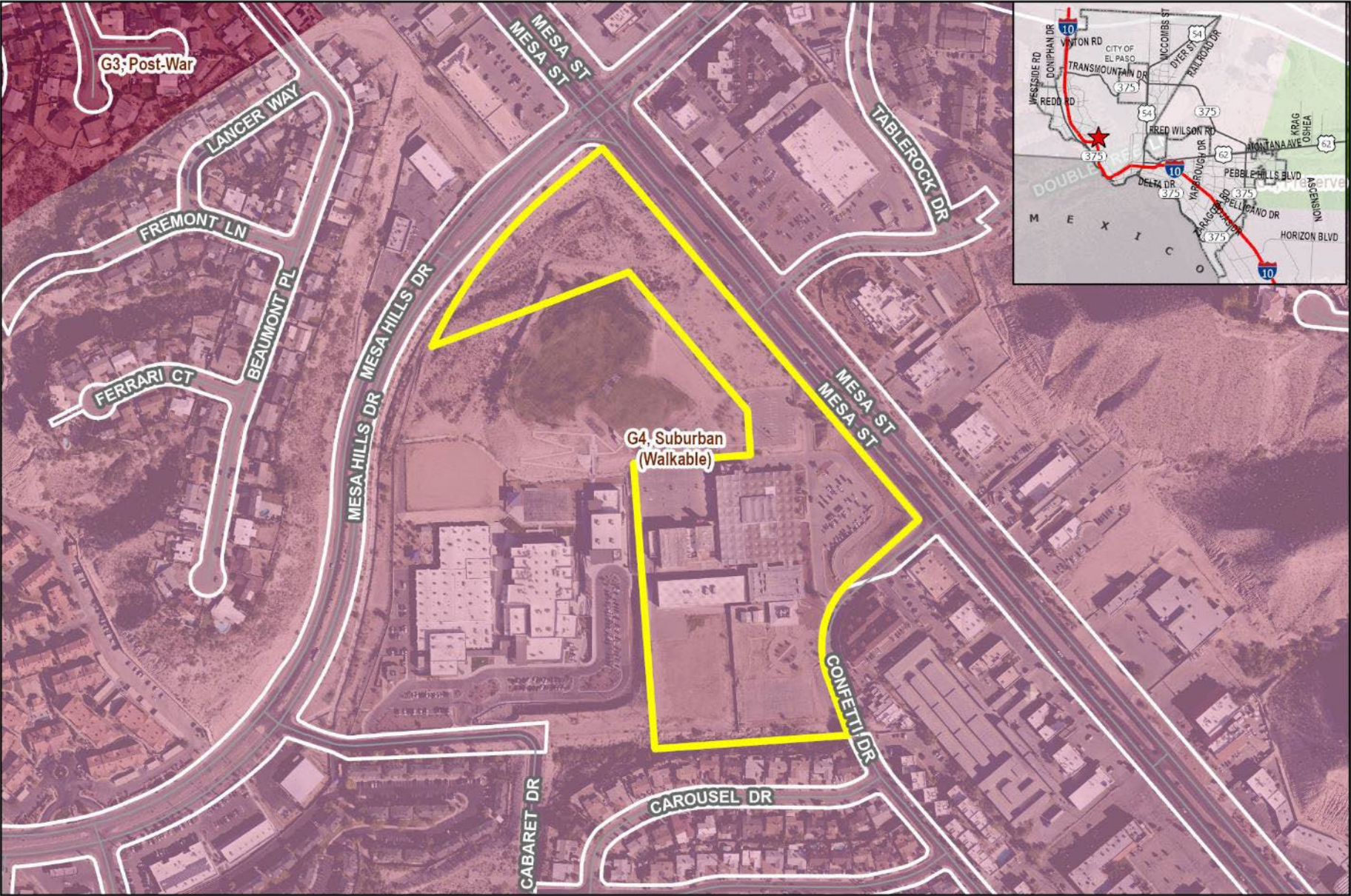
Existing Zoning

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Subject Property





Future Land Use Map

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Subject Property



CREE UNIL VOL. 18, P.C.D.R.

MESA HILLS VOL. 62 PG. 2 E.P.C.D.R. LOT 1, BLOCK 1 COMMON OPEN SPACE

S. MESA HILLS DR. (R.O.W. VARIES)

S. MESA HILLS DR. (120' R.O.W.) (BK. 395, PG. 2031)

JOHNSON PK-8 PHASE ONE SUBDIVISION

DOC. NO. 20180057498 E.P.C.D.R.

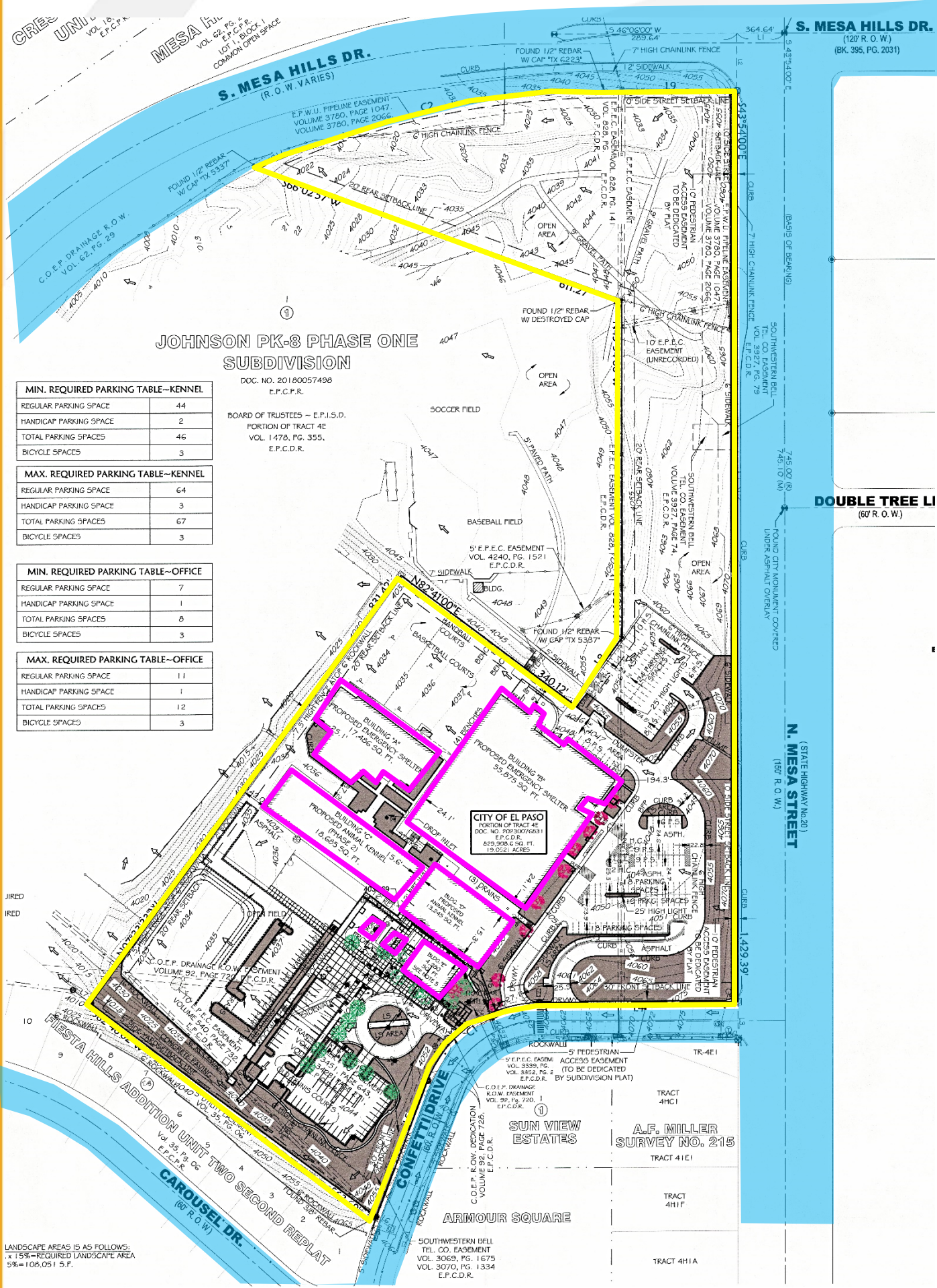
BOARD OF TRUSTEES - E.P.I.S.D. PORTION OF TRACT 4E VOL. 1478, PG. 355, E.P.C.D.R.

MIN. REQUIRED PARKING TABLE--KENNEL	
REGULAR PARKING SPACE	44
HANDICAP PARKING SPACE	2
TOTAL PARKING SPACES	46
BICYCLE SPACES	3

MAX. REQUIRED PARKING TABLE--KENNEL	
REGULAR PARKING SPACE	64
HANDICAP PARKING SPACE	3
TOTAL PARKING SPACES	67
BICYCLE SPACES	3

MIN. REQUIRED PARKING TABLE--OFFICE	
REGULAR PARKING SPACE	7
HANDICAP PARKING SPACE	1
TOTAL PARKING SPACES	8
BICYCLE SPACES	3

MAX. REQUIRED PARKING TABLE--OFFICE	
REGULAR PARKING SPACE	11
HANDICAP PARKING SPACE	1
TOTAL PARKING SPACES	12
BICYCLE SPACES	3



LANDSCAPE AREAS IS AS FOLLOWS:
 x 15% = REQUIRED LANDSCAPE AREA
 5% = 108,051 SF.

Detailed Site Development Plan





Subject Property

Surrounding Development



W



N



S



Public Input

- Notices were mailed to property owners within 300 feet prior to public hearing
- The Planning Division has received 1 call and 2 in-person comments in opposition to the request at the CPC meeting, and 5 phone calls of inquiry





Recommendation

- Staff recommends **approval** of the special permit request
- City Plan Commission (5-0) recommends **approval** of 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