



ITEM 25

175 Midway Dr. Rezoning

PZRZ21-00027

Strategic Goal 3.

Promote the Visual Image of
El Paso





Recommendation

- Staff recommends approval of the rezoning request, subject to the following conditions:
 1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
 2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with Section 18.46.210 Street tree standards.*
- City Plan Commission recommends approval (8-0)

PZRZ21-00027

Aerial



The 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 scale may cause errors and may lead to misinterpretations of the data. The Planning & Inspection Department, Planning Division makes no claim to its accuracy or completeness.

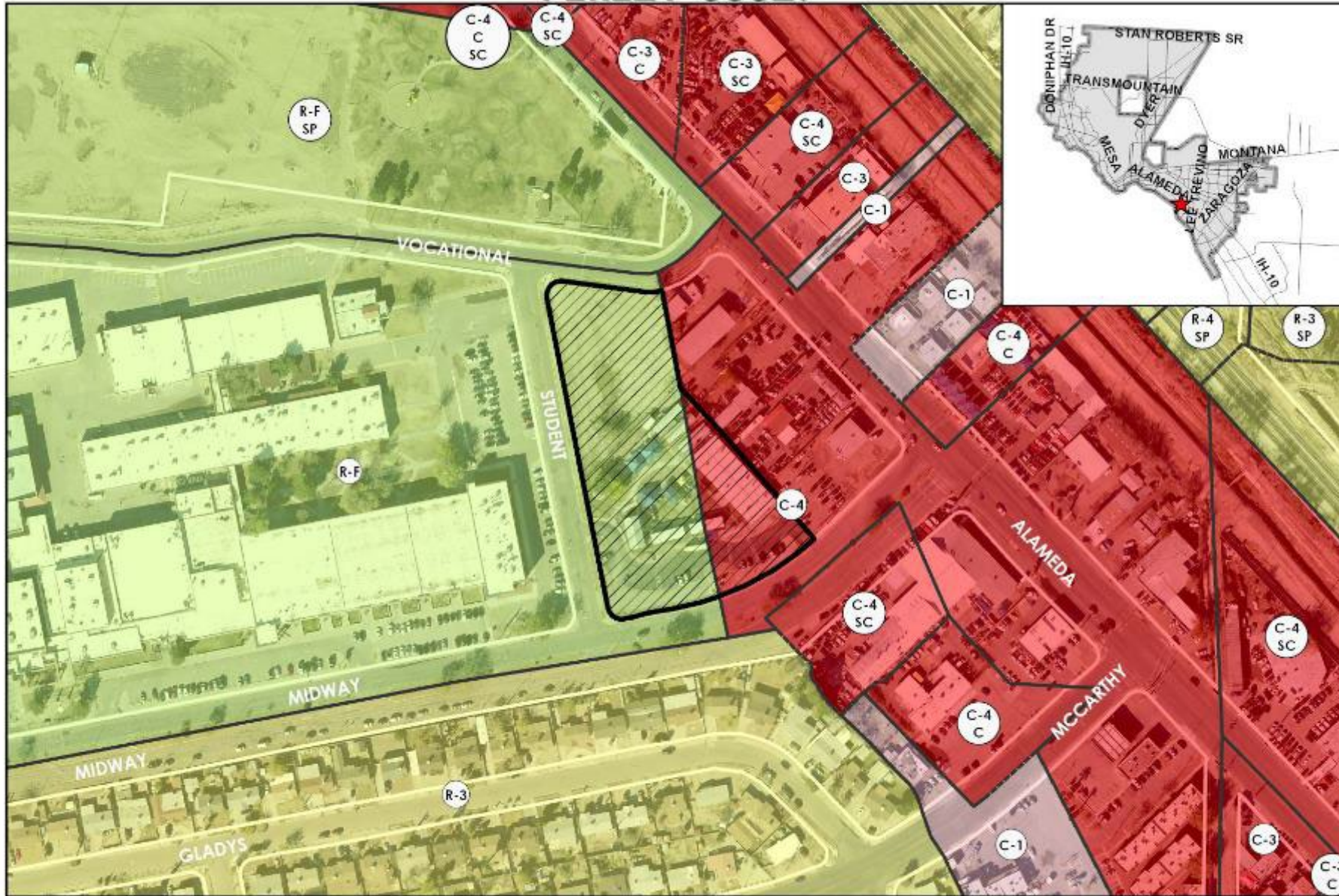


 Subject Property

0 50 100 200 300 400 Feet



PZRZ21-00027



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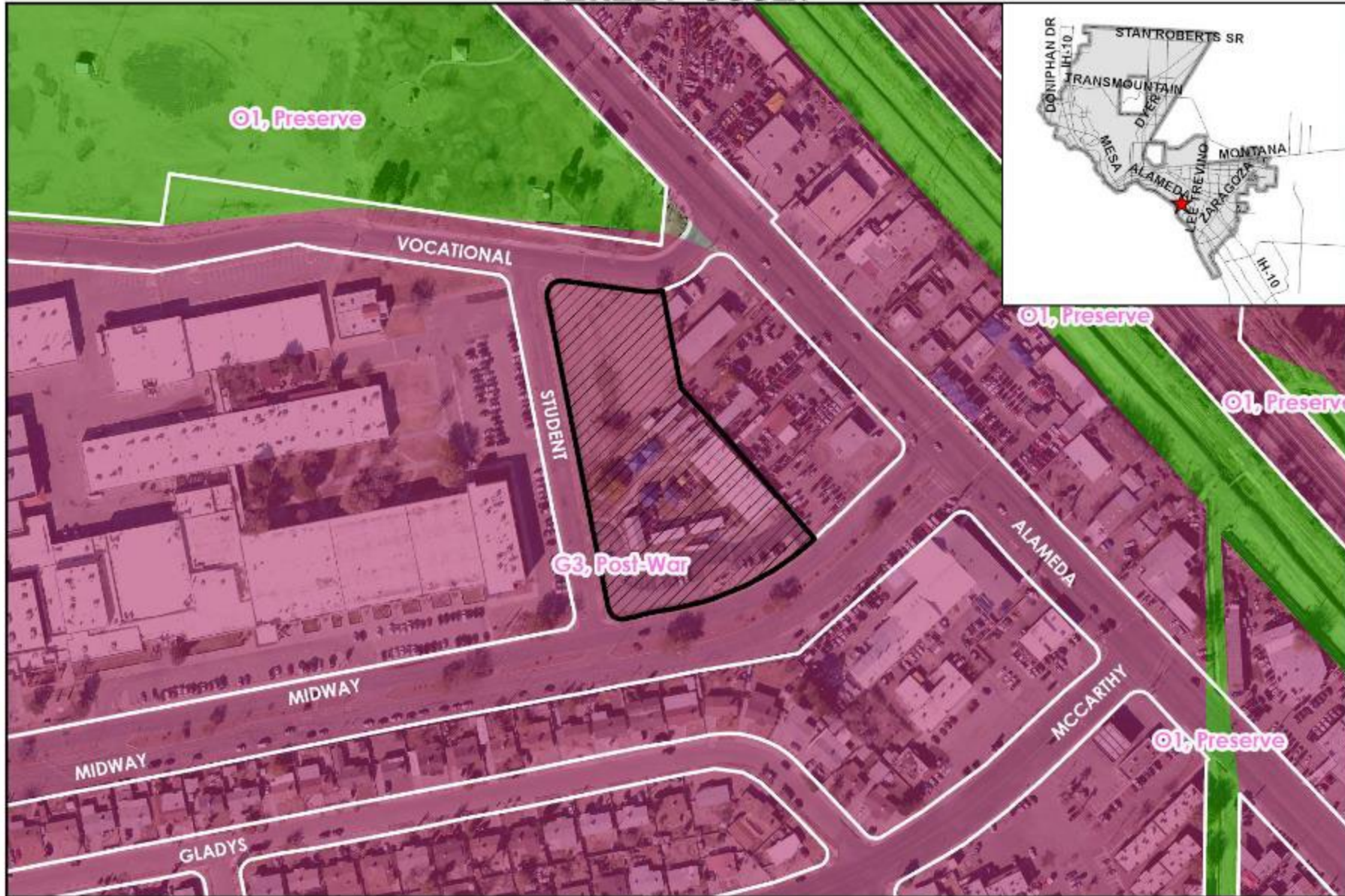
 Subject Property

0 50 100 200 300 400 Feet



Existing Zoning

PZRZ21-00027



Future Land Use

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 Subject Property

0 50 100 200 300 400 Feet

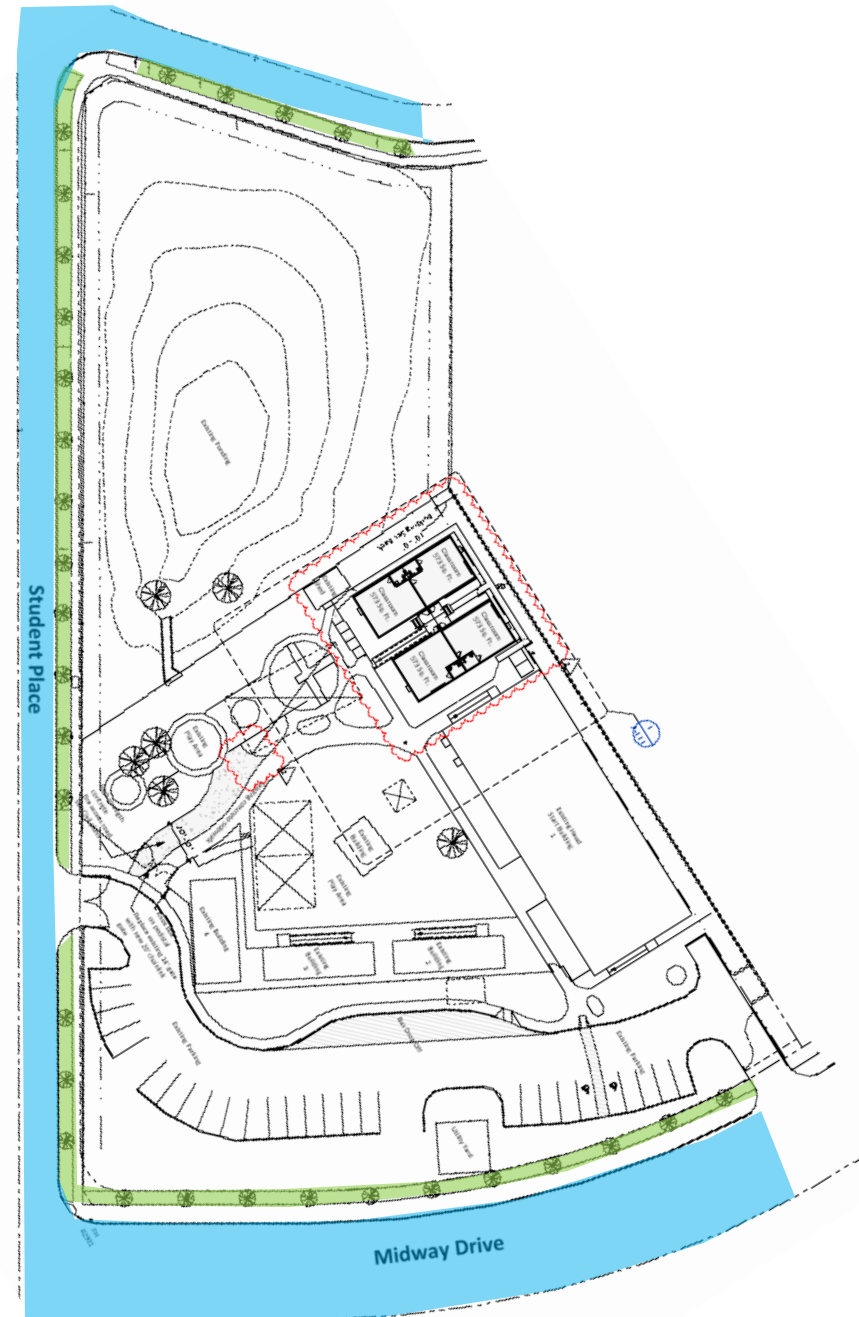


Proposed Conditions

1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with Section 18.46.210 Street tree standards.*

Street Tree Plan

- *Thirty-one (31) trees spaced at 30' apart*



Subject Property



Midway Dive & Student Place



Student Place

Surrounding Development



N



W

S

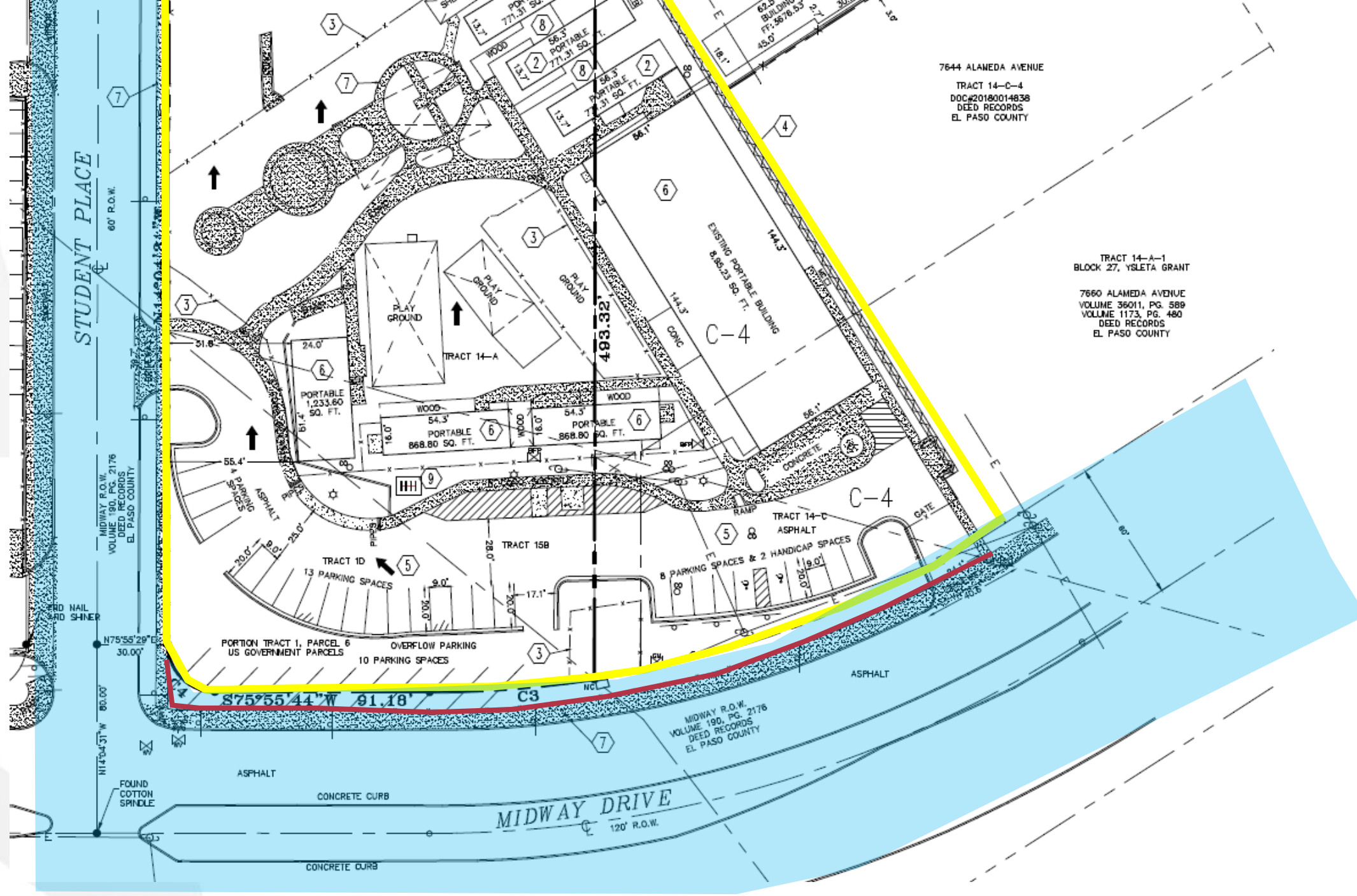
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Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- As of February 10, 2022, the Planning Division has received one (1) phone call of inquiry, but no communication in support nor opposition to the 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