



ITEM 34 State Highway Spur 16 and Isela Rubalcava Rezoning

PZRZ22-00002

Strategic Goal 3.

Promote the Visual Image of
El Paso





Recommendation

- Staff recommends approval of the rezoning request with condition.
- CPC recommends approval (7-0) of the rezoning request, subject to the following condition:
 - “That a 10’ landscaped buffer with high-profile native or naturalized trees of at least two-inch (2”) caliper and ten feet (10’) in height shall be placed at fifteen feet (15’) on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.”

PZRZ22-00002



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 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

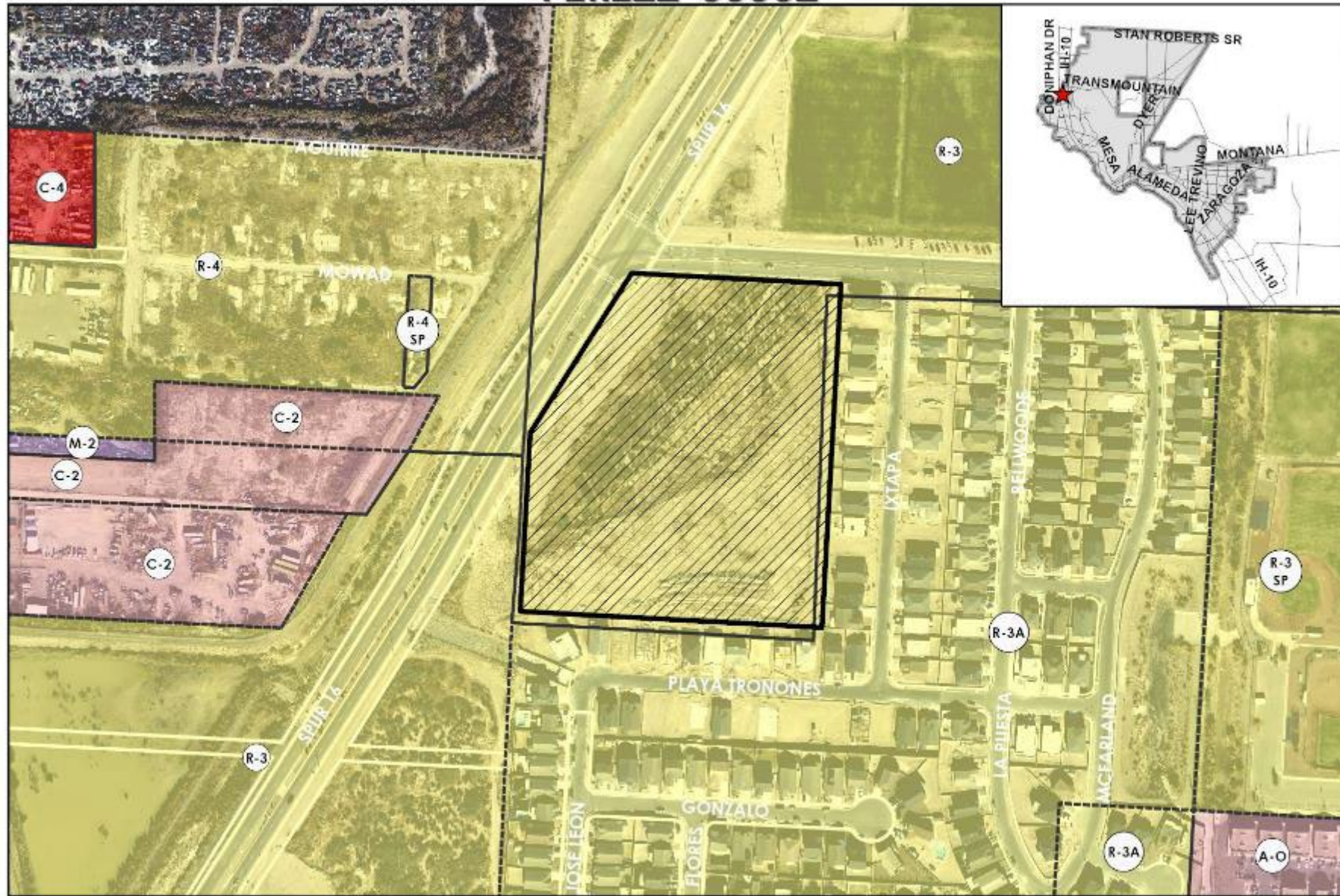
0 80 160 320 480 640 Feet



PZRZ22-00002



Existing Zoning



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



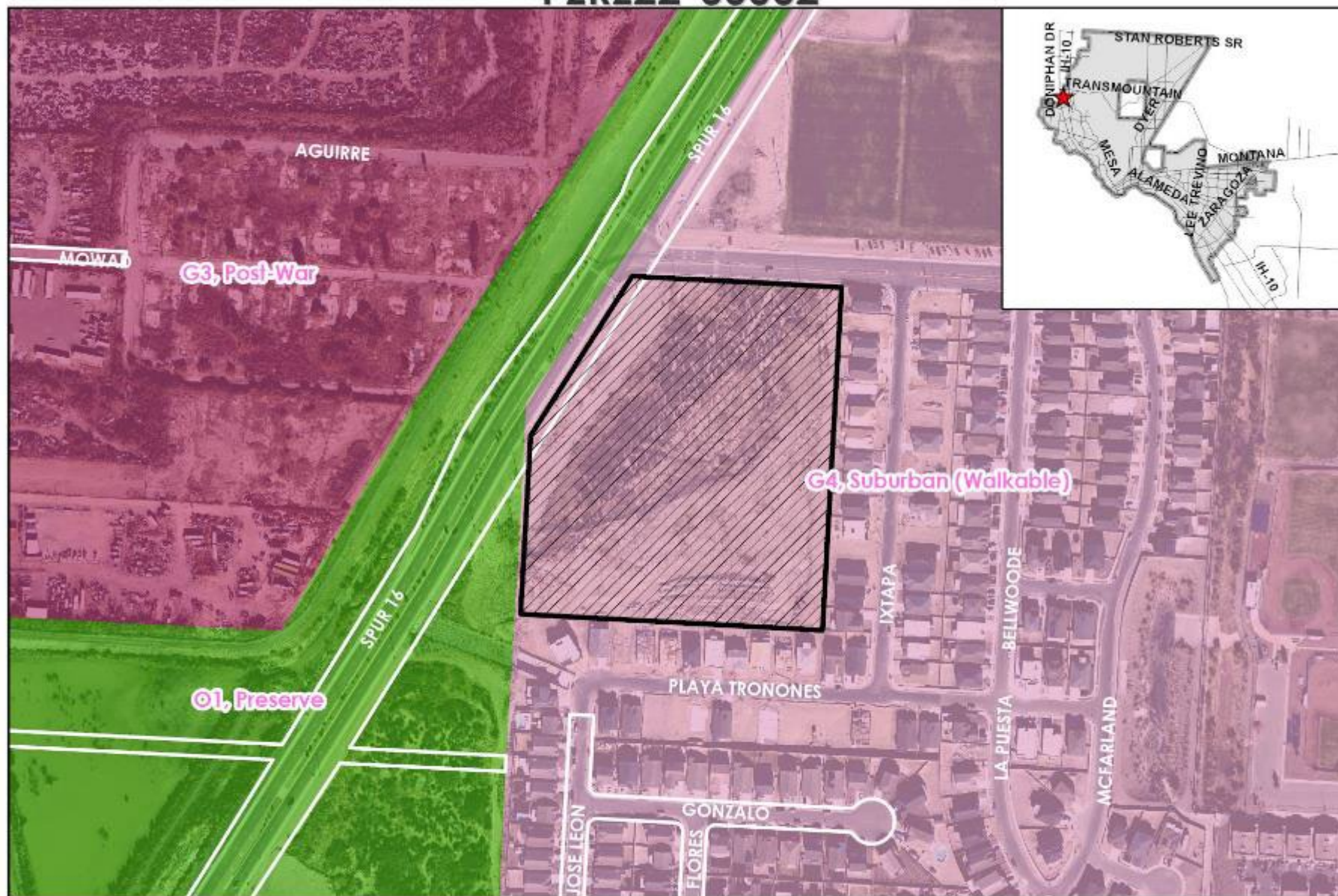
 Subject Property



PZRZ22-00002



Future Land Use



The map is designed for illustrative purposes only. The features depicted were one approximation 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 risks lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property

Conceptual Plan



SPUR 16

FURMAN MALOOLY DEVELOPMENT

2021519

1-10-22

UNIT TABULATION - 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PARKING	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	580	40	60	14%	23,200	48%
A2	1br/1ba	681	8	12	3%	5,448	
A3	1br/1ba	733	84	126	30%	61,572	
B1	2br/2ba	1,123	8	16	3%	8,984	45%
B2	2br/2ba	1,088	12	24	4%	13,056	
B4	2br/2ba	1,096	112	224	41%	1,22,752	
C1	3br/2ba	1,373	12	30	4%	16,476	4%
TOTALS			276	492	100%	2,51,488	

UNIT AVERAGE NET SF :

911

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIO, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

911 S.F.

ACREAGE:

10.6 GROSS ACRES

DENSITY:

26 UNITS/ACRE

PARKING:

492 SPACES

REQUIRED

499 SPACES

PROVIDED

48 GARAGE SPACES

GARAGE PARKING

451 SURFACE SPACES

SURFACE PARKING

1.81 SPACES/UNIT

SCALE: 1" = 40' - 0" (24"x36" SHEET)





Subject Property

Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on March 17, 2022.
- As of June 16, 2022, the Planning Division has received three (3) emails of opposition, but no communications in support 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