



ITEM 39

201 Shadow Mountain Rezoning & Major MZP Amendment

PZRZ22-00007

Strategic Goal 3.

Promote the Visual Image of
El Paso





Recommendation

- Staff recommends **approval** of the rezoning request and **approval** of the major MZP amendment
- OSAB recommends **approval** of the rezoning request and **approval** of the major MZP amendment
- CPC recommends **approval** (6-0) of the rezoning request and **approval** of the major MZP amendment

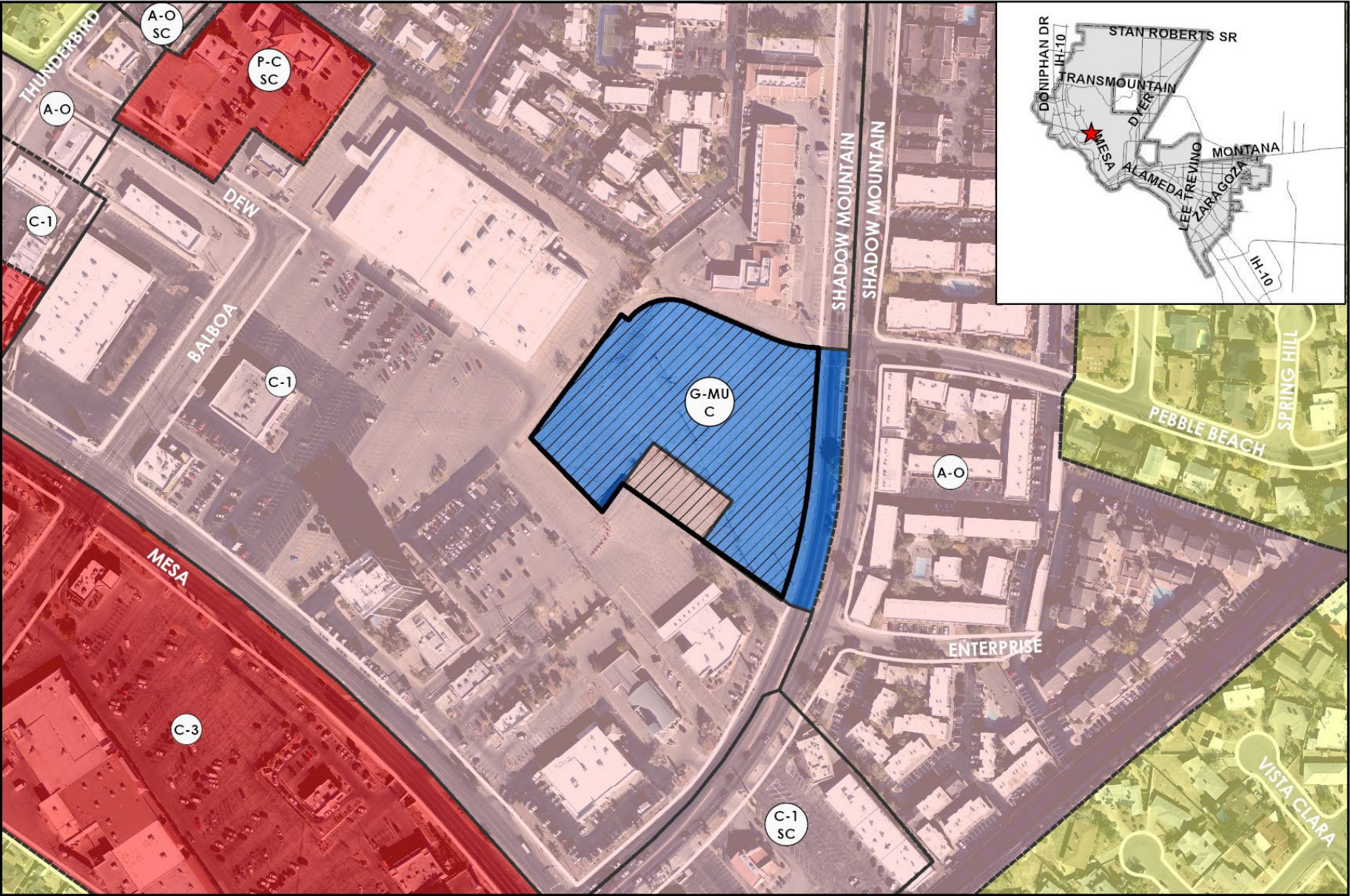
Aerial



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.



Existing Zoning



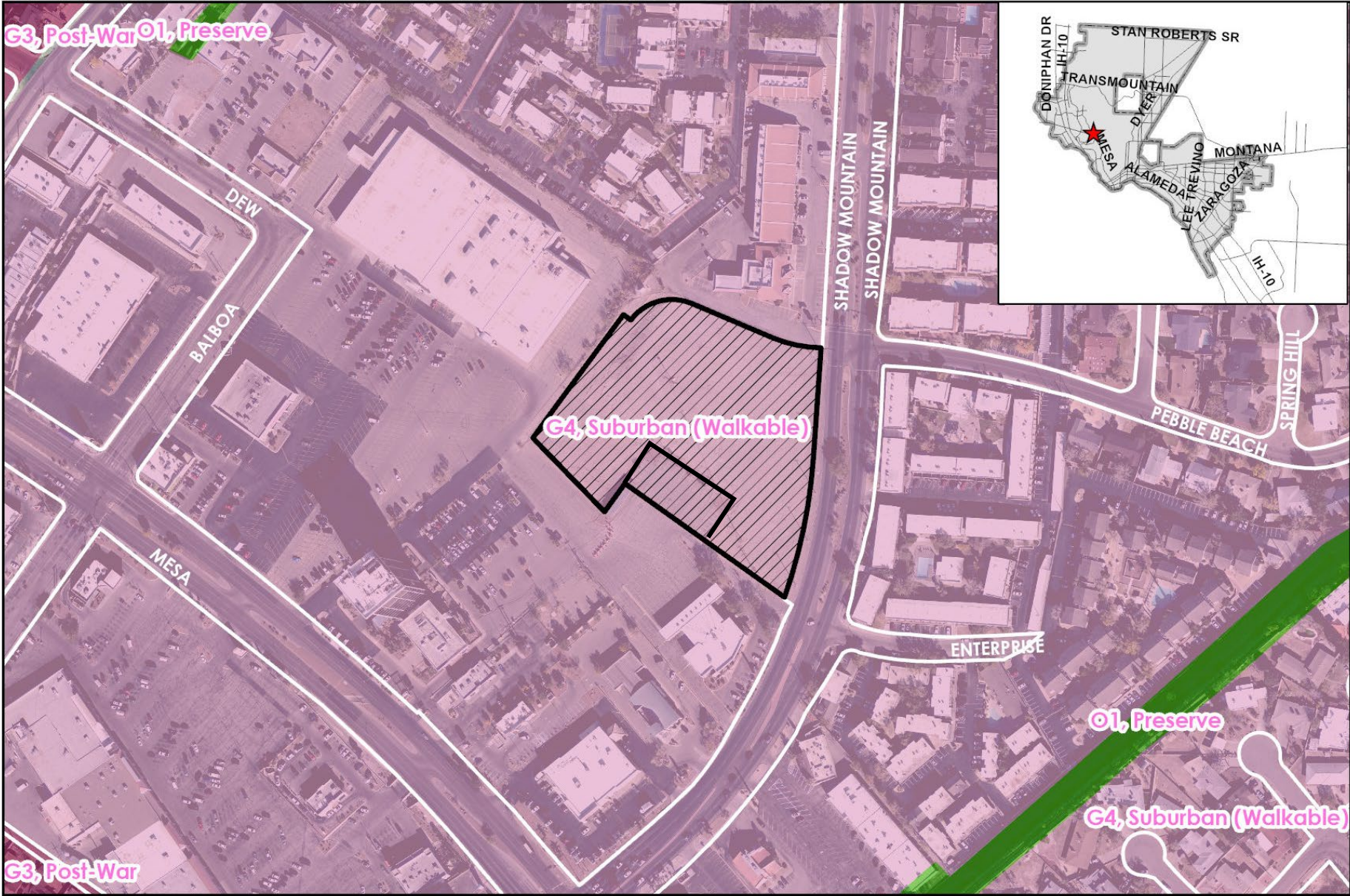
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 Subject Property



Future Land Use



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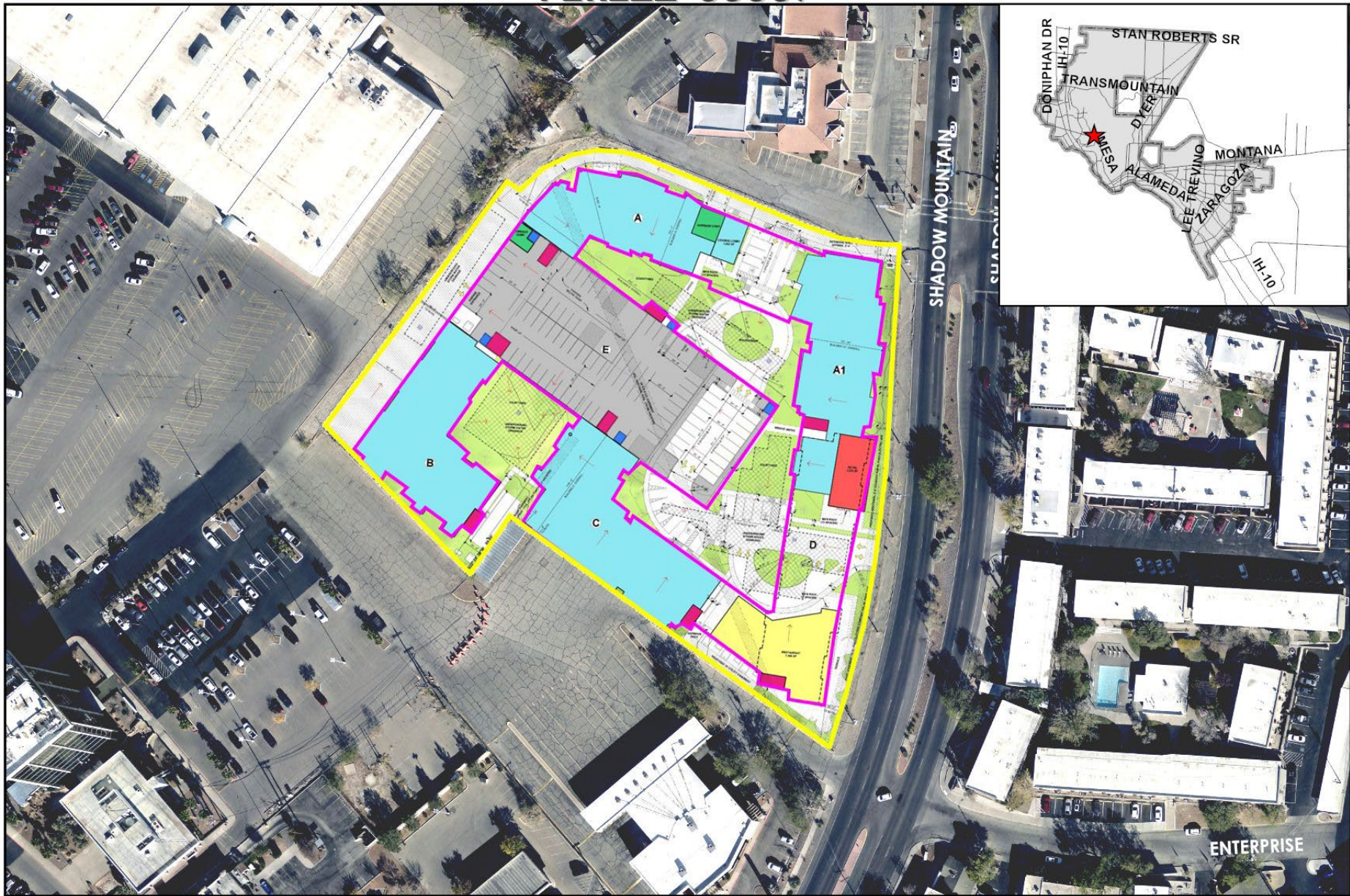


 Subject Property





MZP Over Aerial

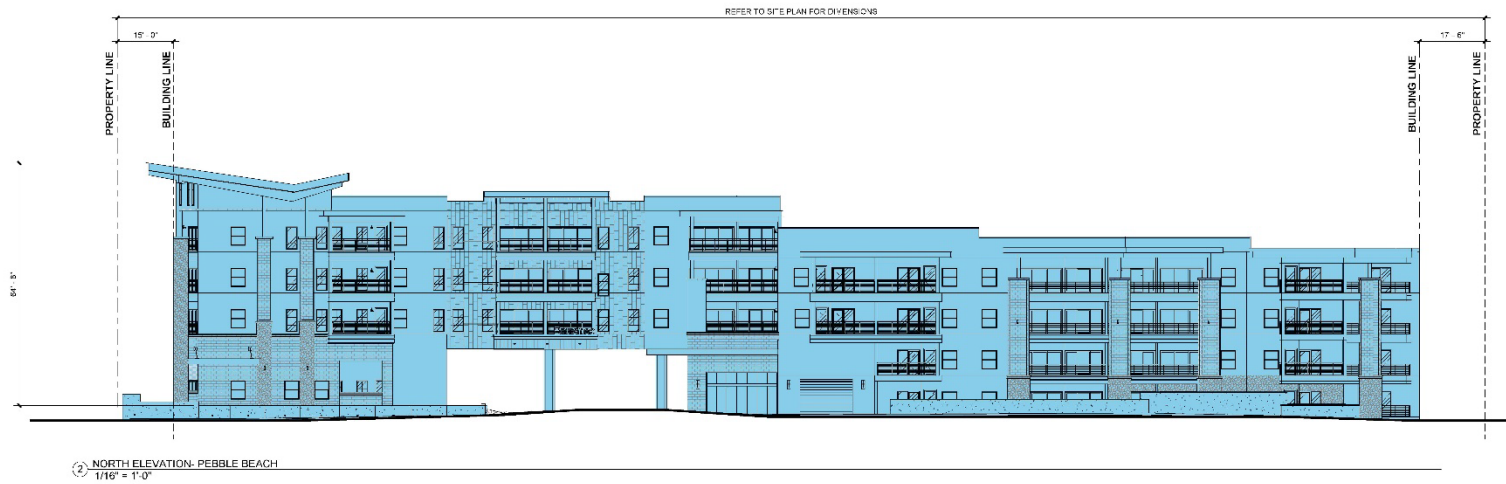


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① EAST ELEVATION- SHADOW MOUNTAIN
1/16" = 1'-0"



② NORTH ELEVATION- PEBBLE BEACH
1/16" = 1'-0"

Elevations

Case History

Ordinance No. 18541, dated July 19, 2016, approved a Rezoning from C-1 (Commercial) to G-MU (General Mixed Use), as well as approved a Master Zoning Plan (MZIP) and imposed conditions.

1. Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.
2. Traffic mitigation fees are to be paid prior to the issuance of any building permits.

Case History

	Original MZP	Major MZP Amendment
Property Size	4.17 Ac.	4.59 Ac.
Building Size	68,548 Sq. Ft. (Bldg. Footprint) 775,602 Sq. Ft. (GFA)	96,728 Sq. Ft (Bldg. Footprint) 493,631 Sq. Ft. (GFA)
Building Height	256 Ft. (22 Stories)	78.6 Ft. (5 Stories) (7 Stories on Garage)
Units	219 Hotel Units 228 Apartment Units	293 Apartment Units
Retail Area	42,000 Sq. Ft.	2,559 Sq. Ft. 7,108 Sq. Ft. (Restaurant)
Landscaping	55,337 Sq. Ft.	65,817 Sq. Ft
Parking	702 Req. / 715 Provided (Vehicular) 36 Req. / 36 Provided (Bicycle)	560 Req. / 560 Provided (Vehicular) 30 Req. / 30 Provided (Bicycle)

Subject Property



Surrounding Development



N



W

S

E
12

Public Input

- Notices were mailed to property owners within 300 feet on June 30, 2022.
- The Planning Division received one (1) letter in 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