



ITEM 5

1360 North Cotton Street Detailed Site Development Plan

PZDS22-00021

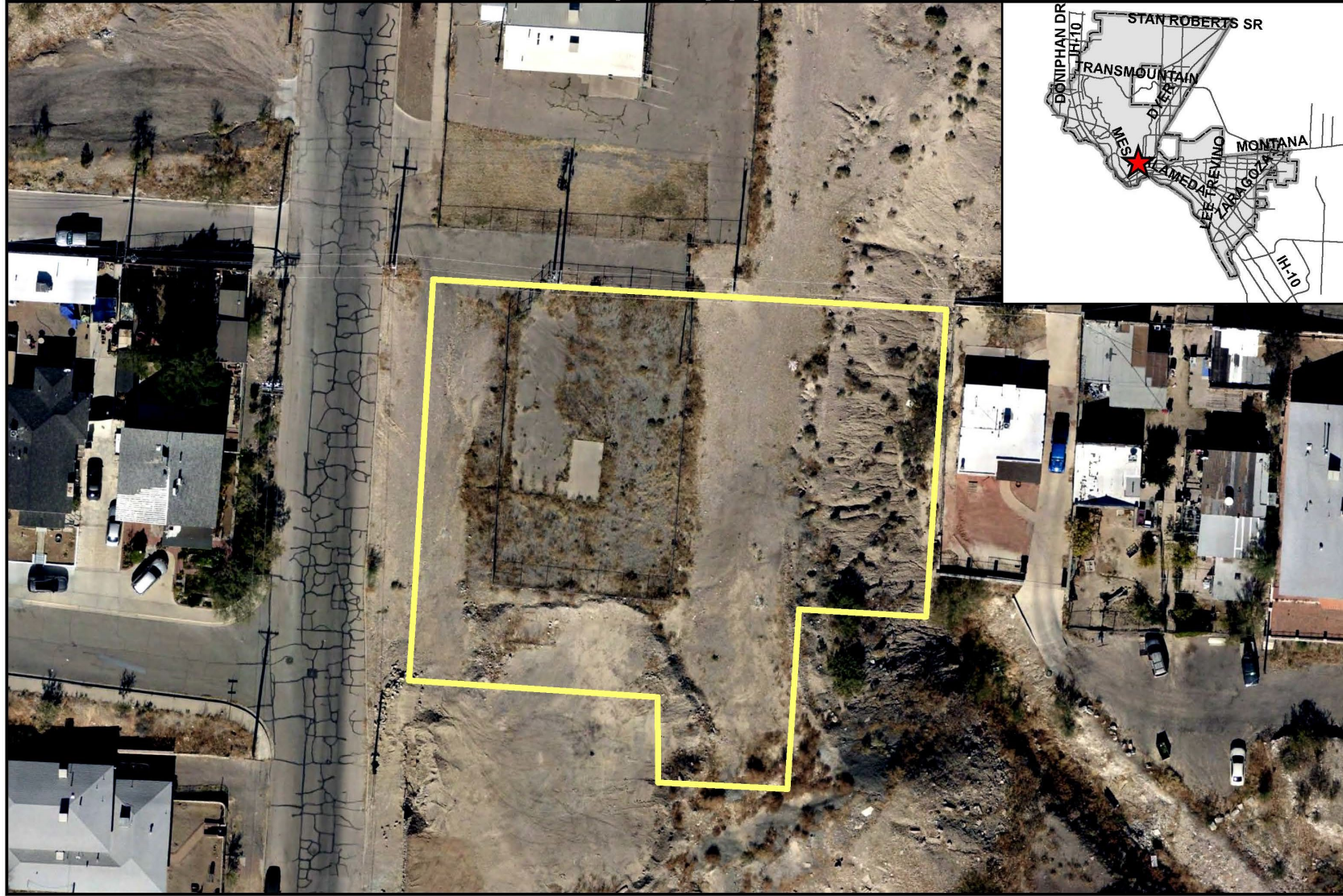
Strategic Goal 3.

Promote the Visual Image of
El Paso



PZDS22-00021

Aerial



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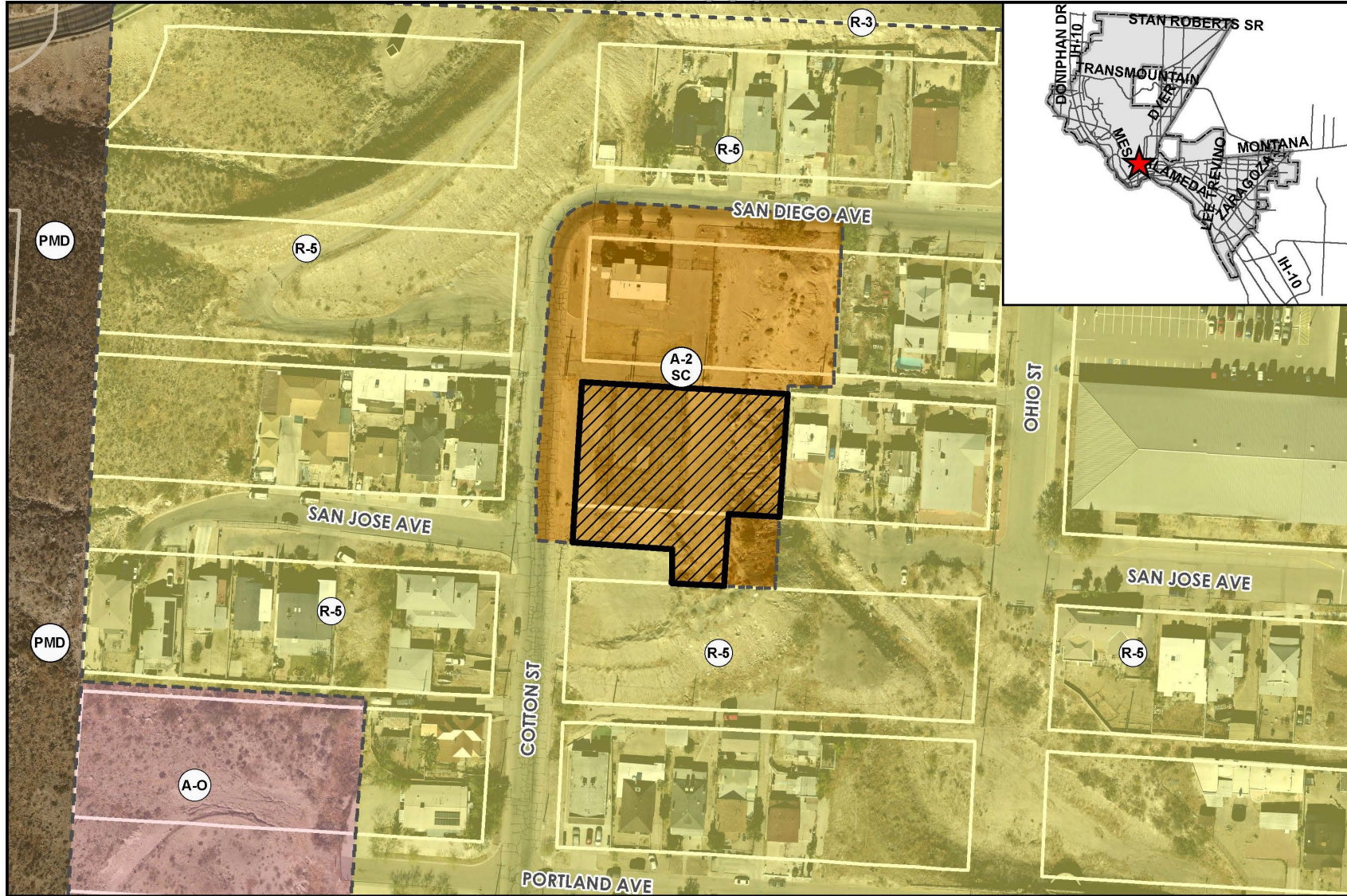


 Subject Property

0 15 30 60 90 120
Feet



PZDS22-00021



Existing Zoning

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 Subject Property

0 45 90 180 270 360 Feet



DETAILED SITE DEVELOPMENT PLAN

LOTS 9 TO 16, BLOCK 47, HIGHLAND PARK
ADDITION, AND A PORTION OF SAN JOSE AVENUE
VACATED STREET R.O.W., CITY OF EL PASO, EL PASO
COUNTY, TEXAS. (±0.67-ACRES) PID NO.
H45399904706100.

Detailed Site Plan

PROJECT DESCRIPTION

TWO (2) TWO-STORY MULTI-FAMILY APARTMENT BUILDING

BUILDING 1: TOTAL HEATED S.F. = 5,140 S.F.
BUILDING GROSS S.F. = 5,808 S.F.
TOTAL BUILDING S.F. = 6,299 S.F.

(30) APARTMENT UNITS

BUILDING 2: TOTAL HEATED S.F. = 8,780 S.F.
BUILDING GROSS S.F. = 9,500 S.F.
TOTAL BUILDING S.F. = 10,000 S.F.

(70) APARTMENT UNITS
(1) ACCESSIBLE

PARKING CALCULATION

RESIDENTIAL - APARTMENTS (5 OR MORE UNITS)
1.5 / ONE BEDROOM APARTMENT
2 / TWO BEDROOM APARTMENT

BUILD 1: (30) 2 BED APARTMENT UNITS
(30) X 2 = 12 PARKING SPACES

BUILD 2: (70) 2 BED APARTMENT UNITS
(70) X 2 = 20 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 32

TOTAL PARKING SPACES PROVIDED = 32

NOTE: PARKING REDUCTION PERMIT GRANTED

ACCESSIBLE PARKING REQUIREMENT

TOTAL PARKING SPACES PROVIDED = 32

MIN. REQUIRED PARKING SPACES = 2

TOTAL ACCESSIBLE PARKING PROVIDED = 1

BICYCLE SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 1

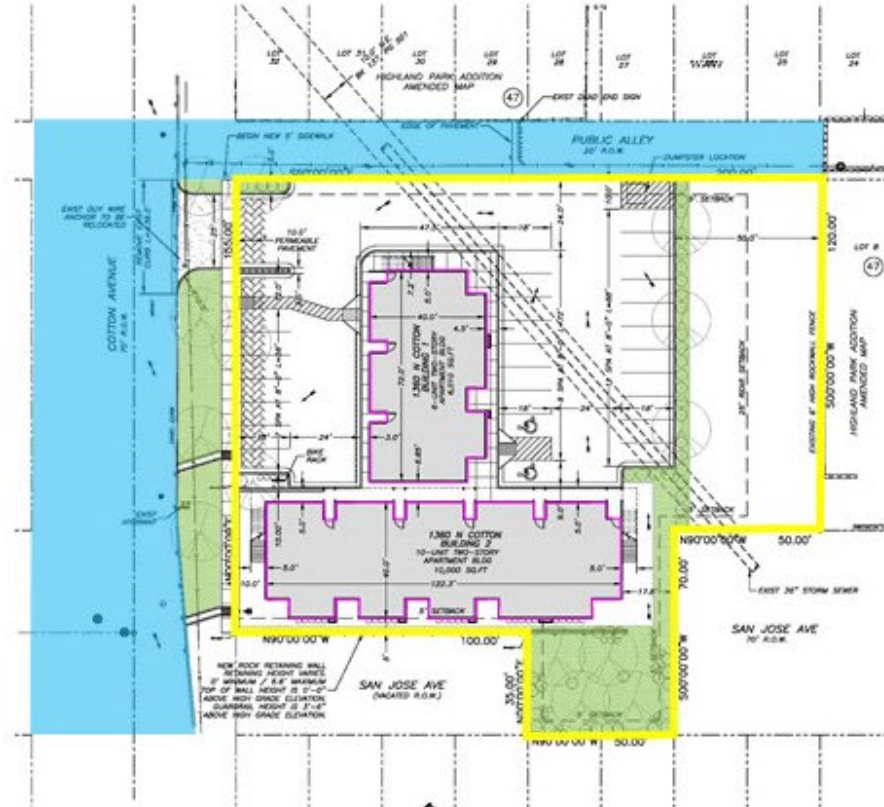
TOTAL BICYCLE SPACES PROVIDED = 1

LANDSCAPE ORDINANCE

LOT AREA = 31,000 SF
NEW BUILDING FOOTPRINT = 1,360 SF
LANDSCAPE AREA REQUIRED = 3,440 SF (31,000 - 1,360 X .11 = 3,440 SF)
LANDSCAPE AREA PROVIDED = 4,140 SF
REQUIRED UNITS OF PLANT MATERIAL = 4,140 SF OF REQUIRED LANDSCAPE AREA

	REQUIRED	PROVIDED	NOTES
STREET TREES	4	4	USE LANDSCAPE LIST OF PROVISIONS ALONG COTTON AVENUE (BLDG 1 & 2)
SHRUB TREES	4	4	USE LANDSCAPE LIST OF PROVISIONS ALONG COTTON AVENUE (BLDG 1 & 2)
CANOPY TREES	3	3	38 PARKING SPACES / 10 = 3.8
PAVING TREES	4	4	4 REQUIRED UNITS OF PLANT MATERIAL
TOTAL TREES	15	15	
PAVING TREES	150	150	4 UNITS OF PLANT MATERIAL (X 3.8) = 150

AT THE TIME OF DEVELOPMENT ALL CONSTRUCTION DOCUMENTS WILL BE
REQUIRED TO COMPLY WITH APPLICABLE CODES (INCLUDING LANDSCAPE
& IRRIGATION PLANS)



DETAIL SITEPLAN

REV 08/03/2022
REV 08/24/2022
REV 08/31/2022
REV 09/21/2022

SCALE 1" = 30'-0"

OPEN SPACE CALCULATION

LOT AREA = 31,000 S.F.

TOTAL BUILDING FOOTPRINT = 10,000 S.F.

PARKING LOT AREA = 10,000 S.F.

OPEN SPACE AREA = 11,000 S.F.

ADDITIONAL OPEN SPACE (2ND LEVEL) = 1,172 S.F.

OPEN SPACE PERCENTAGE = 42.0% (32 - 40% MIN)

SETBACKS

4-2-2-2

BUILDING SETBACKS (FRONT, LEFT AND
RIGHT) STANDARDS:

1. FRONT YARD - 5 FT
2. REAR YARD - 25 FT
3. SIDE YARD - 5 FT
4. MINIMUM CLEARANCE FRONT AND
REAR YARD: 5'0"

LEGEND

NEW BUILDING

LANDSCAPING

CONCRETE PAVEMENT

EXIST. ROCKWALL

DRAINAGE FLOW

NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP
FLOOD INSURANCE RISK LIES IN ZONE 2
COMMUNITY PANEL # 4801A-0001 & DATED
10/15/1982

NOTE:
AT THE TIME OF DEVELOPMENT ALL CONSTRUCTION
DOCUMENTS WILL BE REQUIRED TO COMPLY WITH ALL
APPLICABLE PROVISIONS OF THE IRC, TDS AND LOCAL
MUNICIPAL CODE.



FRONT ELEVATION - BLDG 1

SCALE 3/32" = 1'-0"



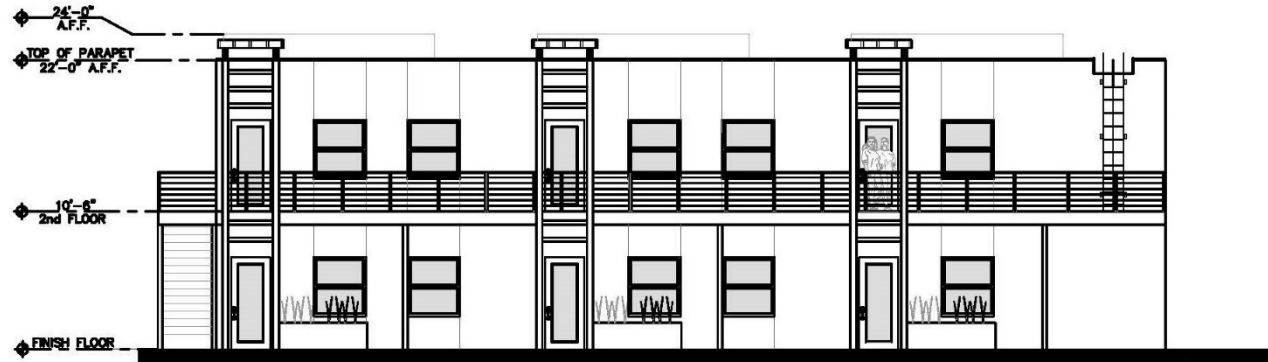
FRONT ELEVATION - BLDG 2

SCALE 3/32" = 1'-0"



ISSUED FOR DETAIL SITEPLAN APPROVAL

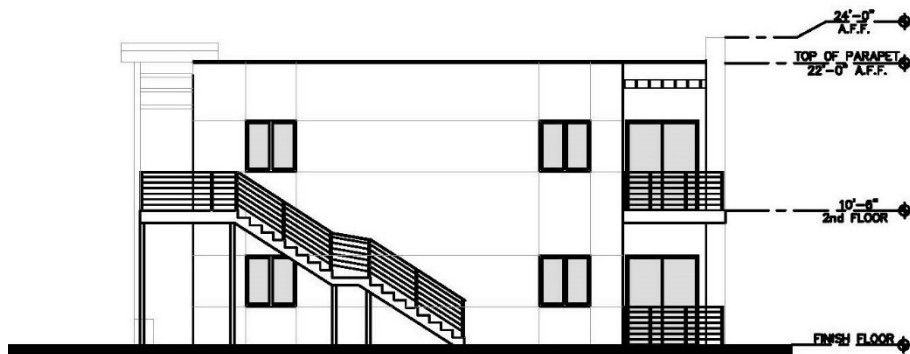
Elevations



FRONT ELEVATION — BLDG 1

SCALE 3/32" = 1'-0"

TOTAL HEIGHT: 24 feet
MAX HEIGHT PERMITTED: 35 feet

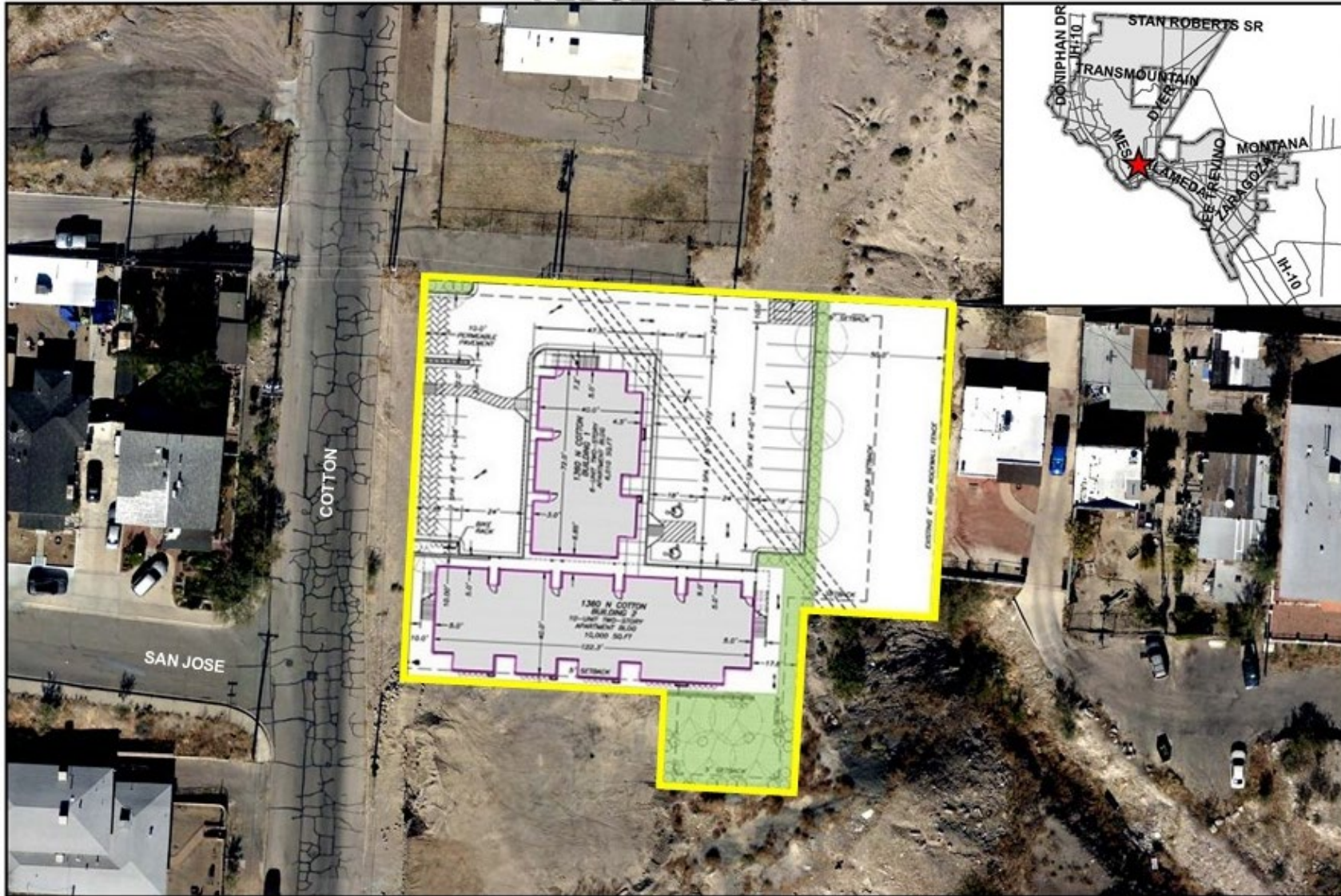


FRONT ELEVATION — BLDG 2

SCALE 3/32" = 1'-0"

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Aerial with Site Plan



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1360 COTTON ST

0 15 30 60 90 120 Feet





Subject Property

Surrounding Development



N



W



S

E



Recommendation

- Staff recommends **approval** of the detailed site development plan
- CPC recommends **approval** (5-0) of the detailed site development plan



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