



ITEM 32

5713 Welch Avenue Rezoning

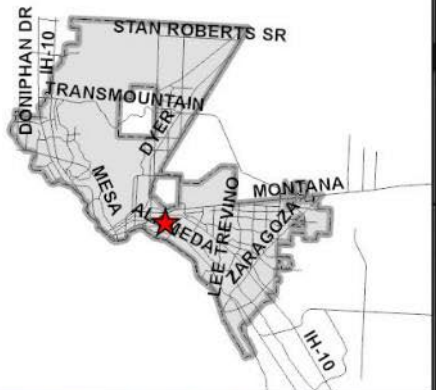
PZRZ22-00016

Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial

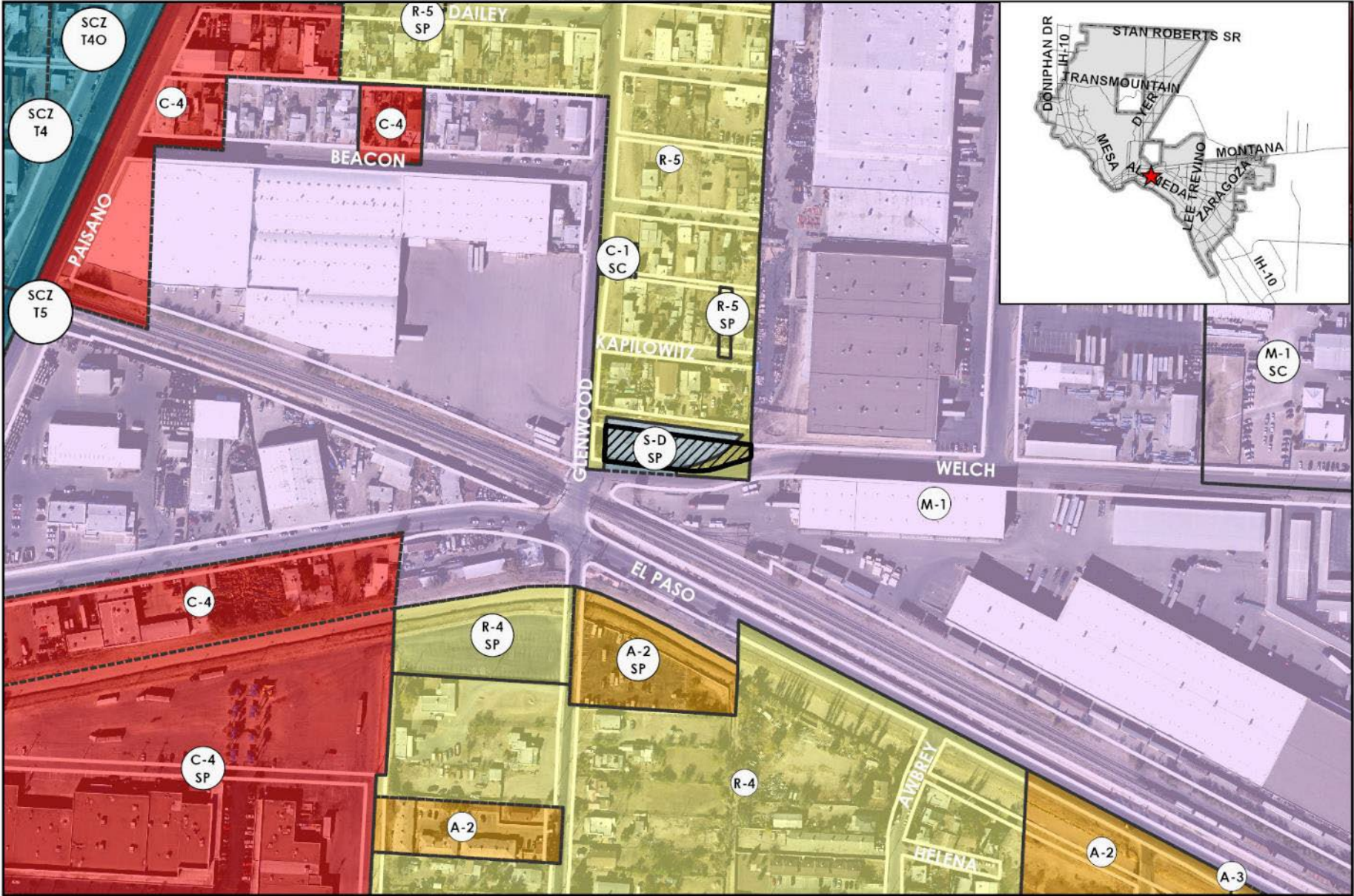


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





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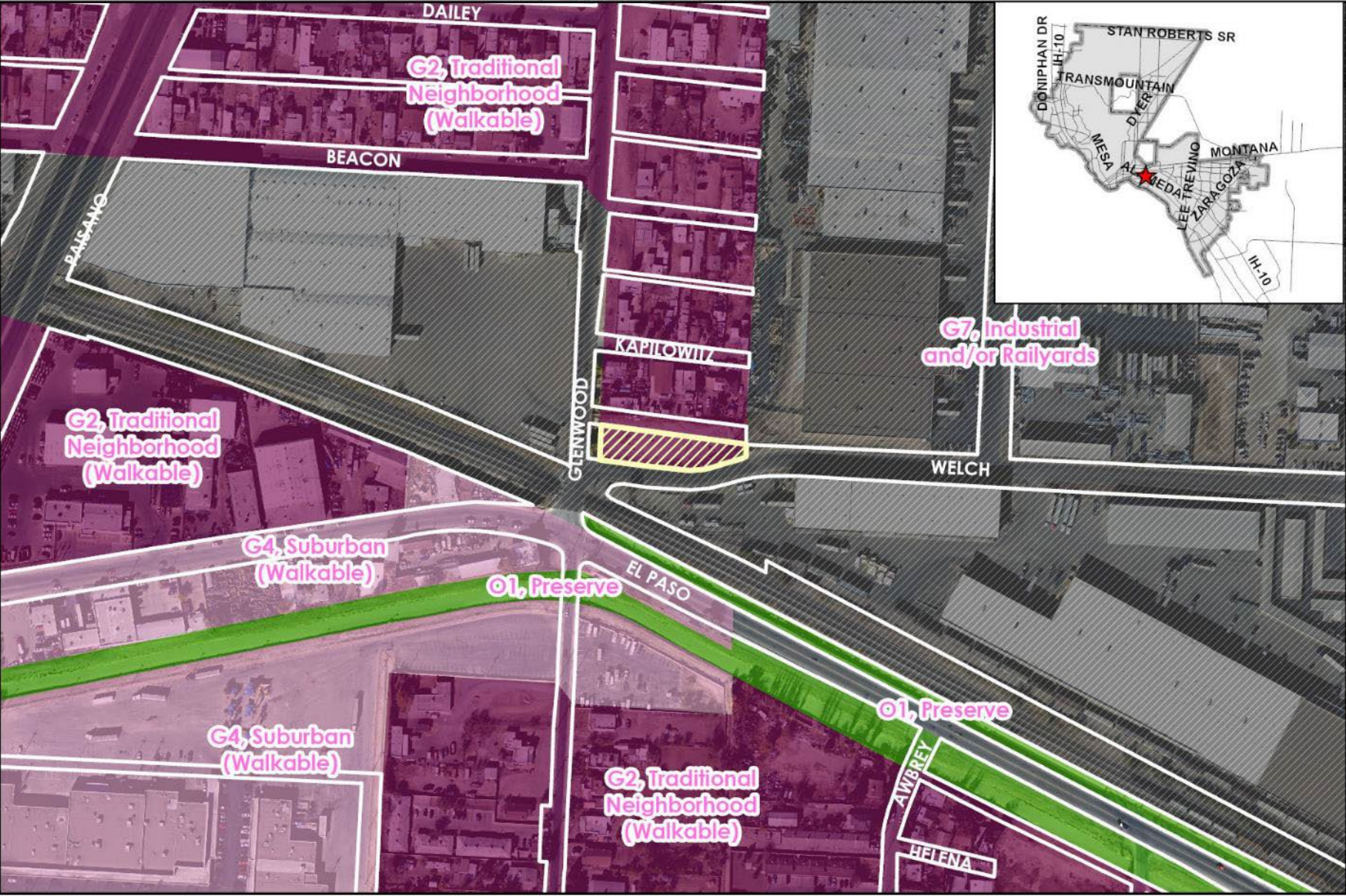
 Subject Property

0 75 150 300 450 600 Feet



Existing Zoning

Future Land Use Map



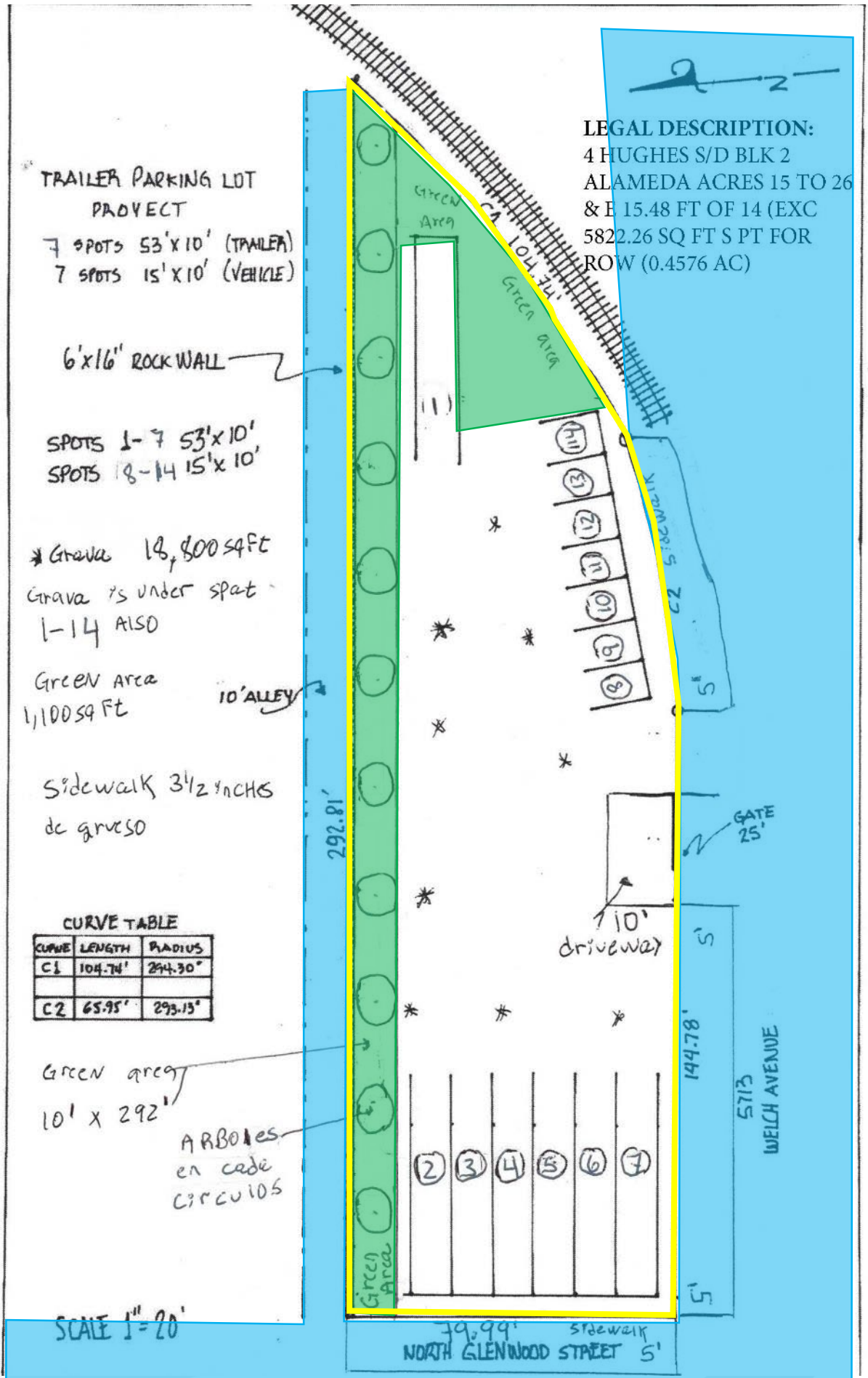
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Subject Property



Conceptual Plan



Subject Property



Welch Avenue

10-foot Alley at Rear



10' Alley

Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on August 25, 2022.
- The Planning Division has received 1 letter and 1 call in support and 3 calls in opposition to the request.



Recommendation

Staff recommends **approval** with conditions of the rezoning request.

CPC recommends unanimous **approval** of the rezoning request with conditions:

1. *No ingress and/or egress shall be permitted onto Glenwood Street.*
2. *No ingress and/or egress shall be permitted onto the adjacent alley to the north.*
3. *Sidewalks along the property are to be installed prior to any certificates of occupancy or any certificates of completion.*
4. *An eight-foot (8') high masonry wall shall be placed along the northern property line along the alley.*
5. *A ten-foot (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 twenty feet (20') on center along the northern property line adjacent to residential 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 or any certificates of completion.*
6. *For general warehouse or heavy truck (sales, storage, repair, and rental) type uses, a minimum 30% landscaping shall be required. The 30% landscaping shall be calculated in accordance with the El Paso City Code Section 18.46 Landscape, and shall include the landscaping required by El Paso City Code Section 18.46 Landscape and the landscaping required by condition No. 5.*



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