



ITEM 39

1901 Grandview Ave.

Rezoning and Detailed Site Development Plan

PZRZ22-00032

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ22-00032

Aerial



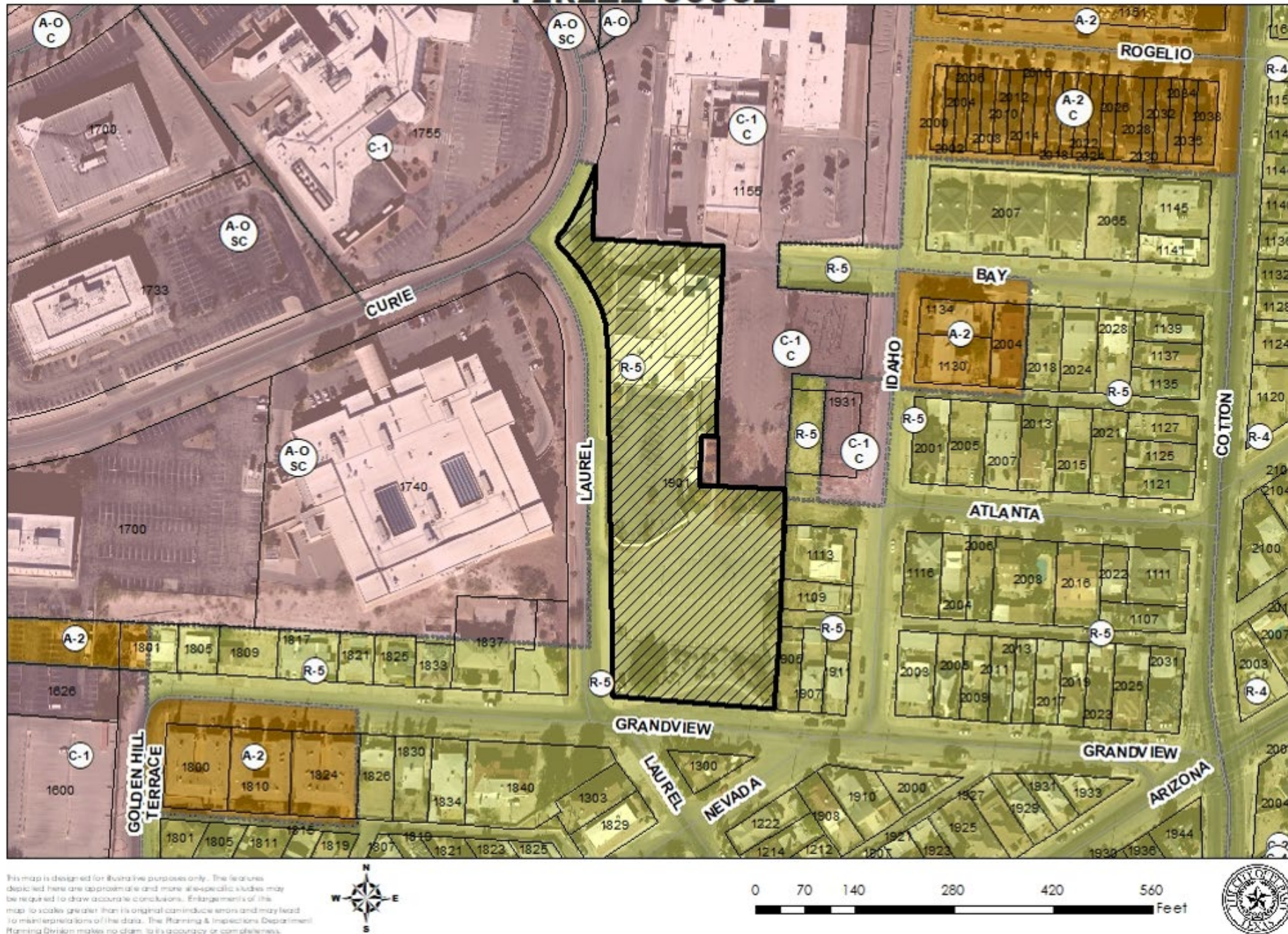
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data.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



0 70 140 280 420 560 Feet



Existing Zoning



PZRZ22-00032



Future Land Use

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



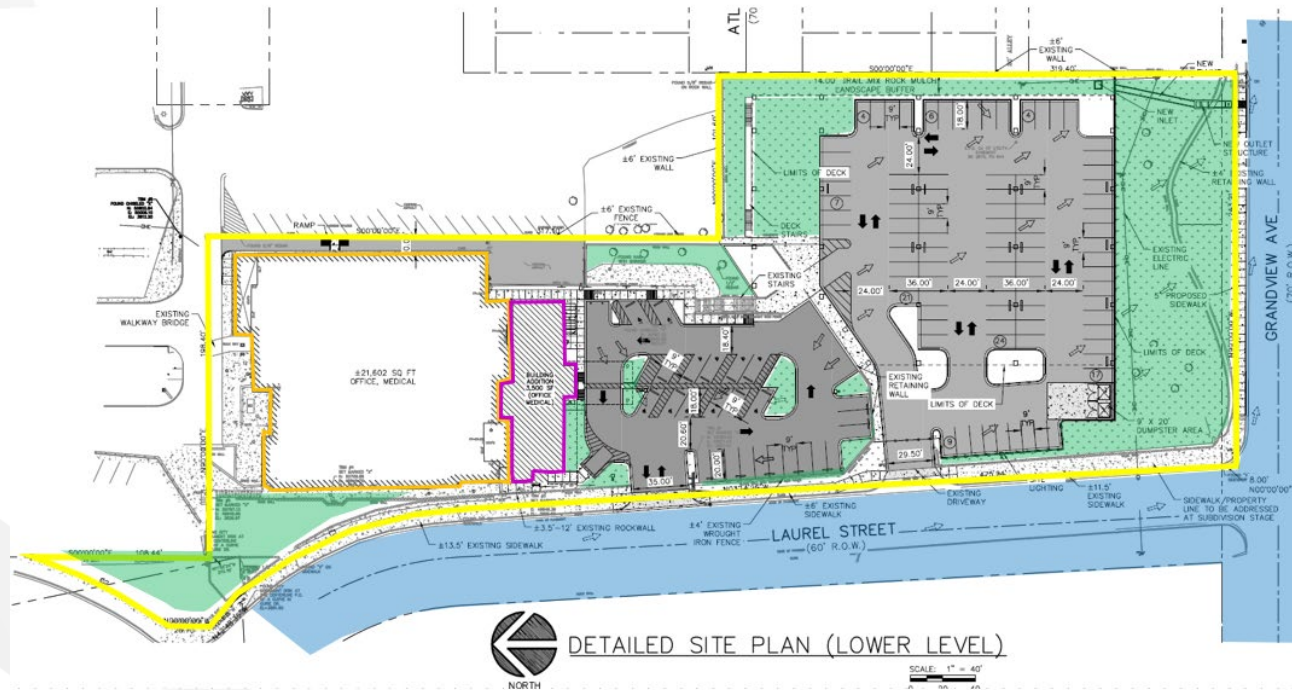
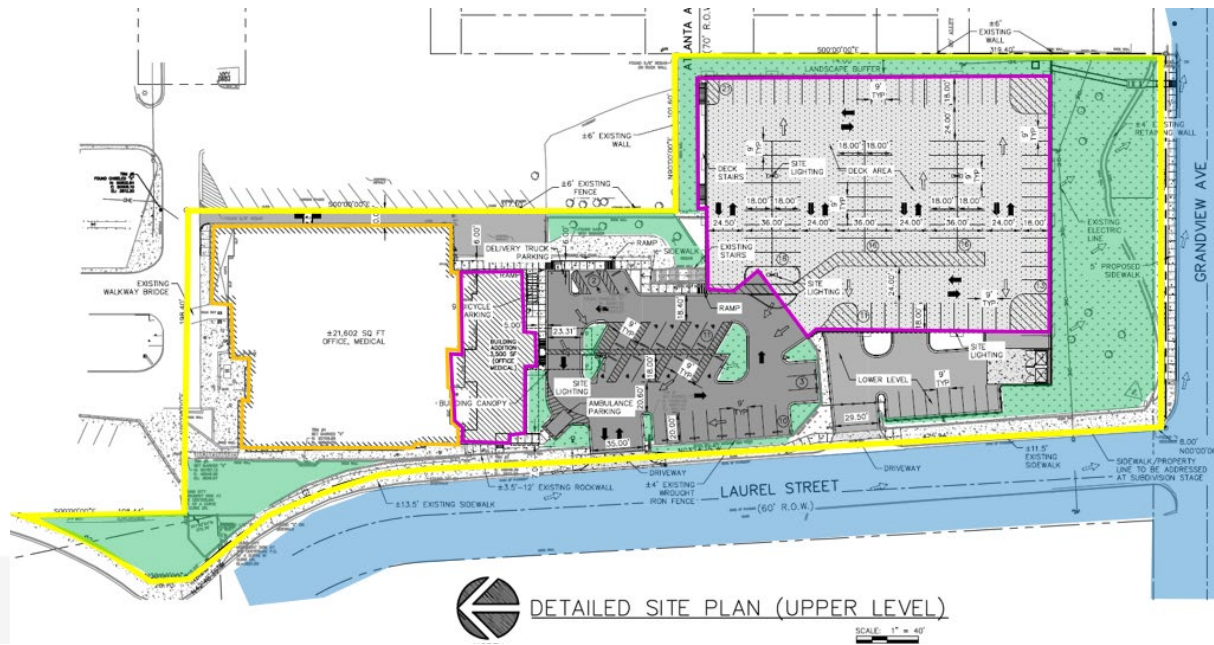
0 70 140 280 420 560 Feet



Detailed Site Plan

Orange – Existing structure

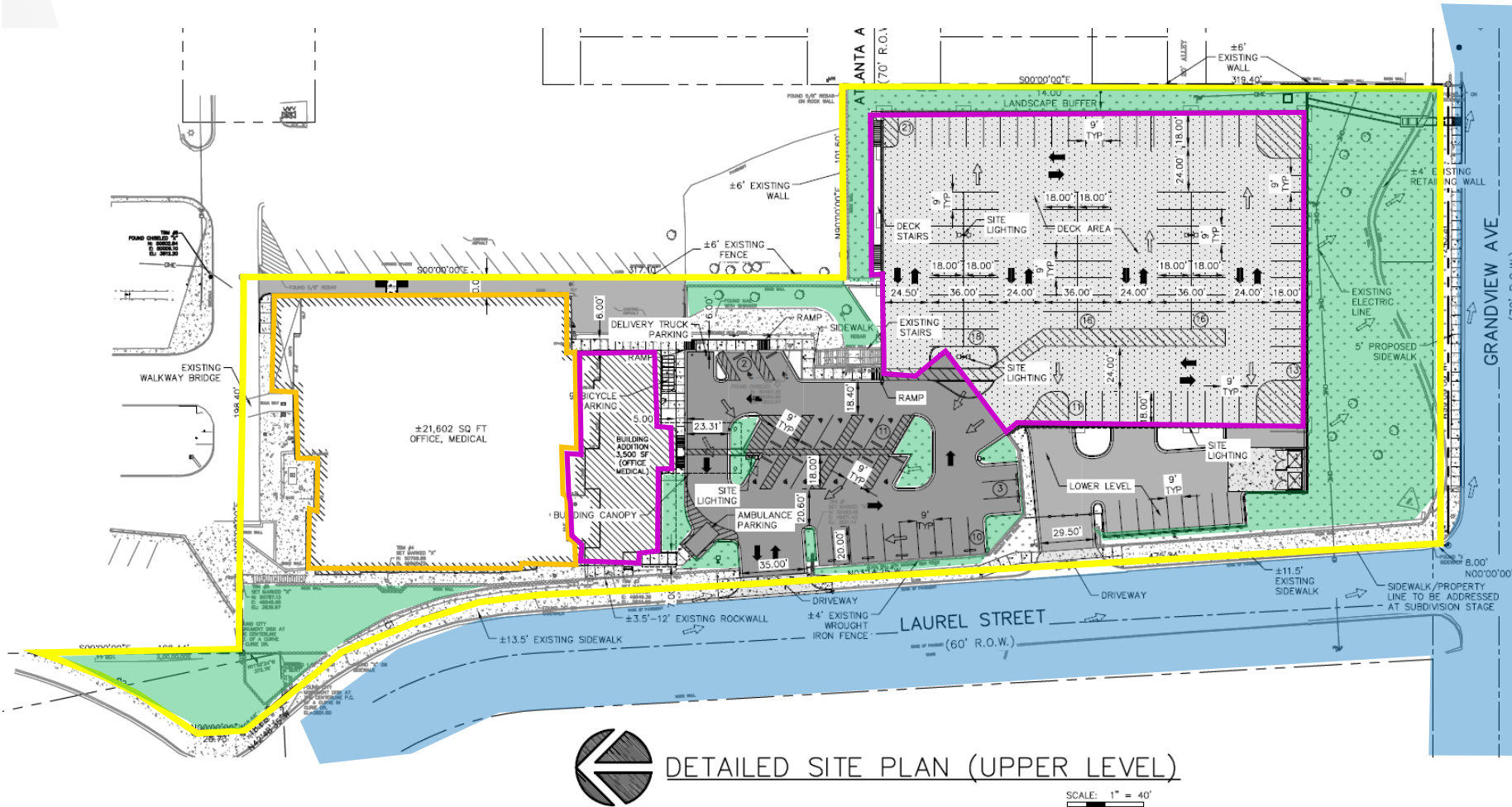
Pink – New expansion



Detailed Site Plan

Orange – Existing structure

Pink – New expansion

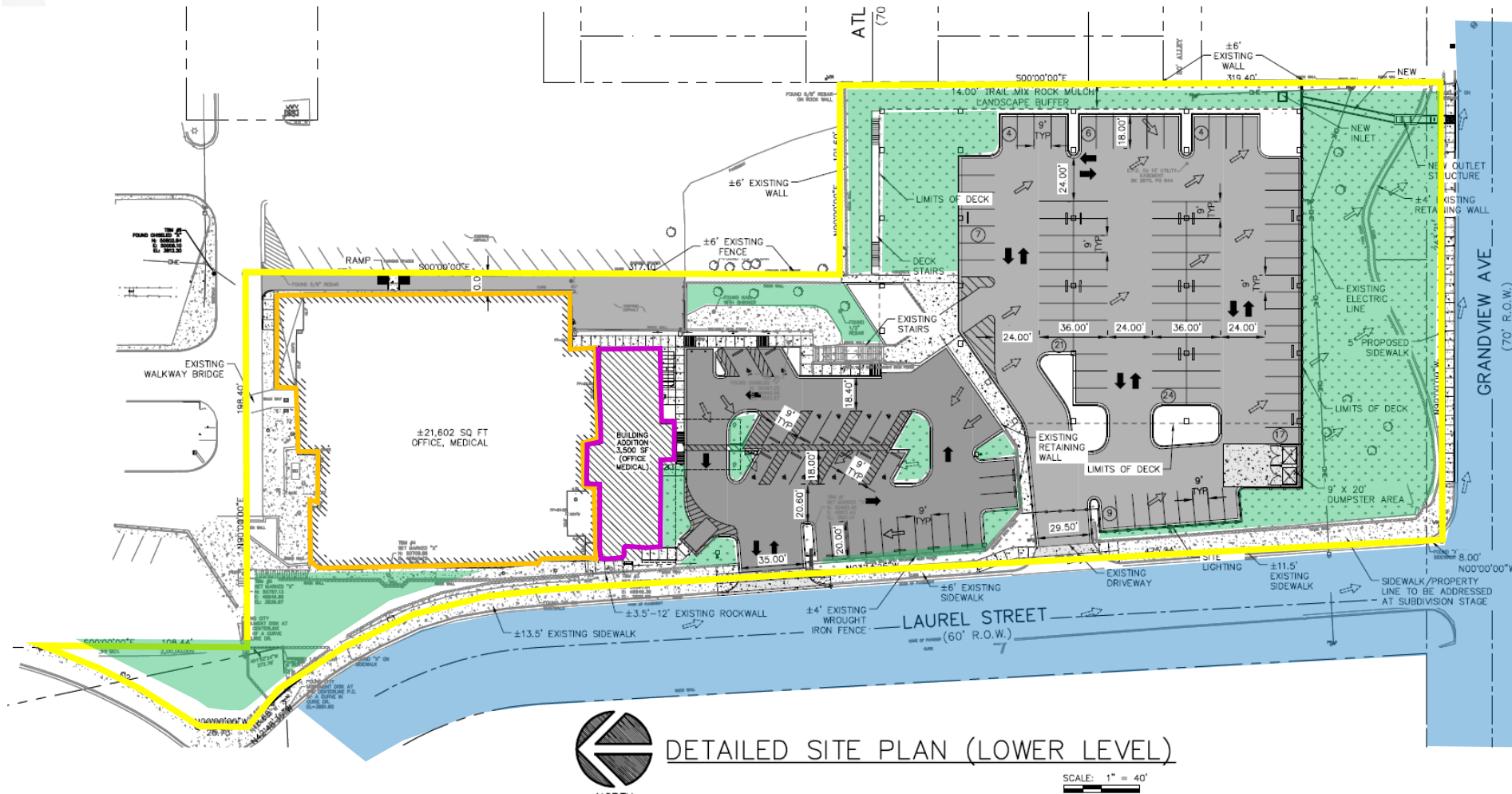


Minimum Density/Setback: S-D zone district	Required	Proposed
Lot area	N/A	N/A
Lot width	N/A	N/A
Lot depth	N/A	N/A
Front yard setback	20 feet	0 feet
Rear yard setback	10 feet	0 feet
Side yard setback	10 feet between structures	0 feet
Side street yard setback	10 feet	0 feet
Cumulative front & rear yard setback	N/A	N/A

Detailed Site Plan

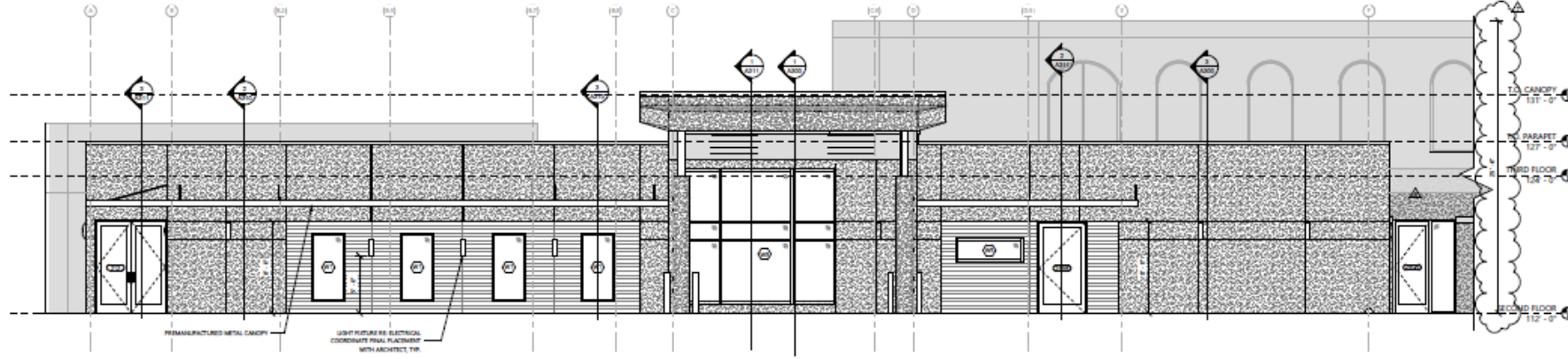
Orange – Existing structure

Pink – New expansion

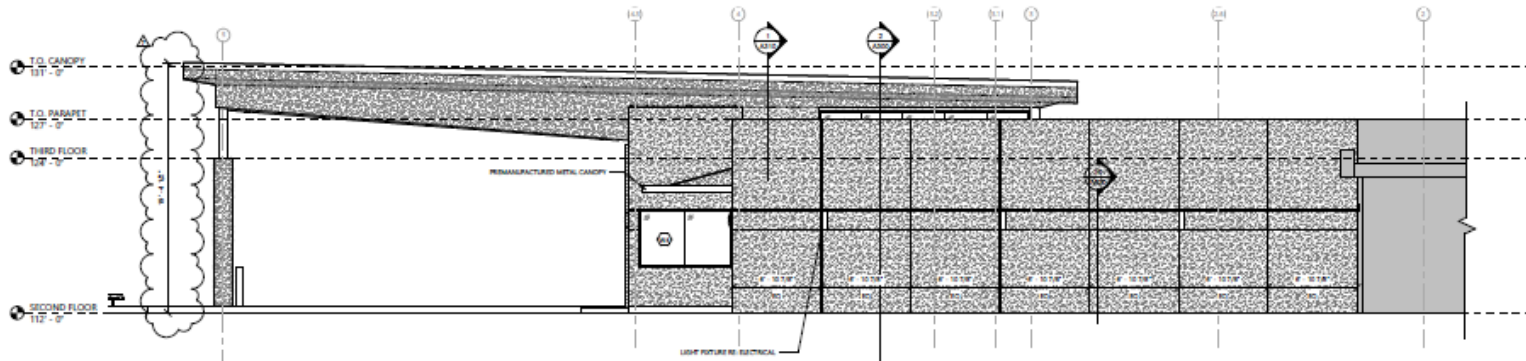


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Elevations



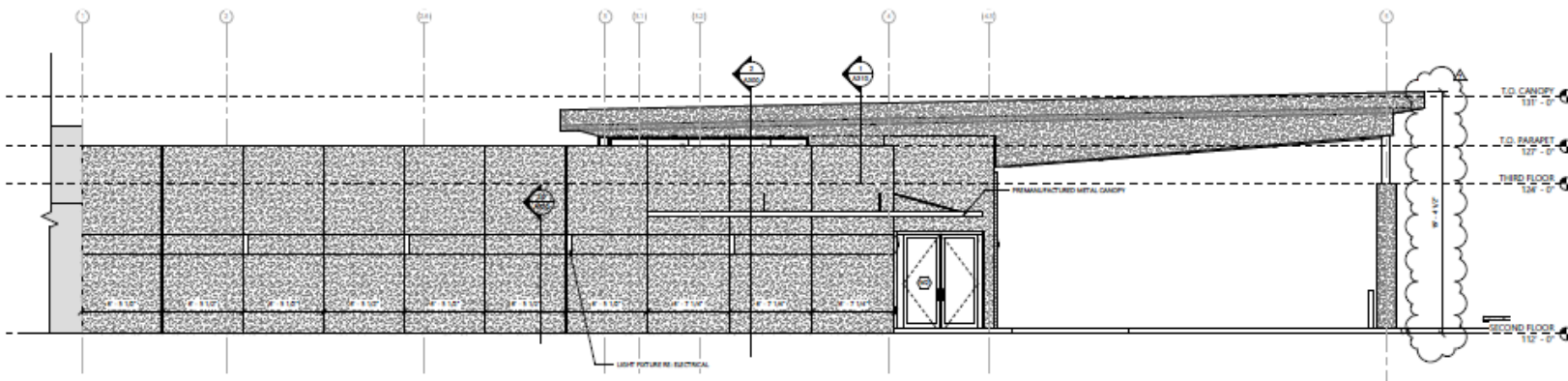
EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

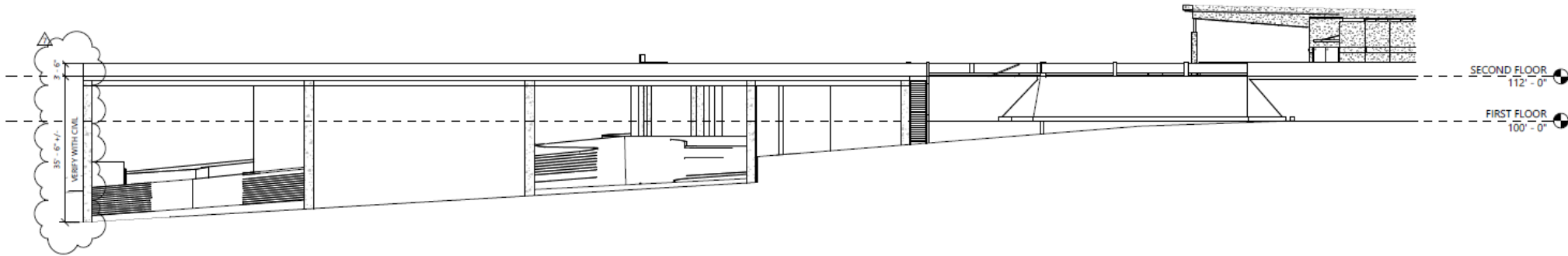
LEGEND

	EXTERIOR WALL CONSTRUCTION
	NEW PAINT T&B
	STUCCO MATERIAL STUCCO MANUFACTURED TO MATCH EXISTING PAINT FIN. FINISHED COLOR: T&B
	PREMANUFACTURED METAL CANOPY MANUFACTURED TO MATCH EXISTING PAINT FIN. FINISHED COLOR: CEDAR
	GLASS MATERIAL GLASS MANUFACTURED TO MATCH EXISTING DOUBLE FRAME LOW E
	CEILING MATERIAL WOOD CEILING - EXTERIOR MANUFACTURED TO MATCH EXISTING PAINT FIN. FINISHED COLOR: WALNUT



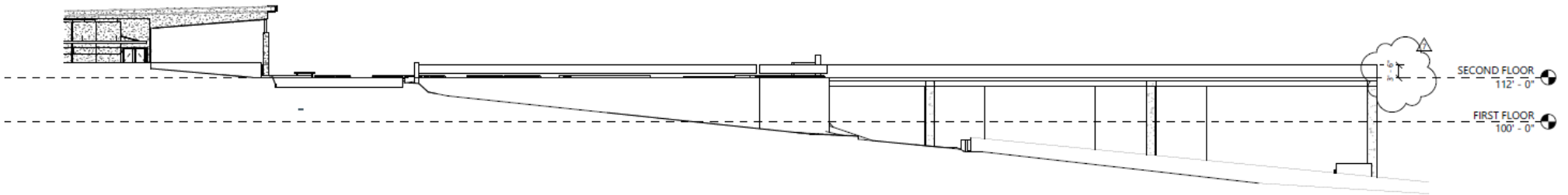
EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

Elevations



1 PARKING DECK ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

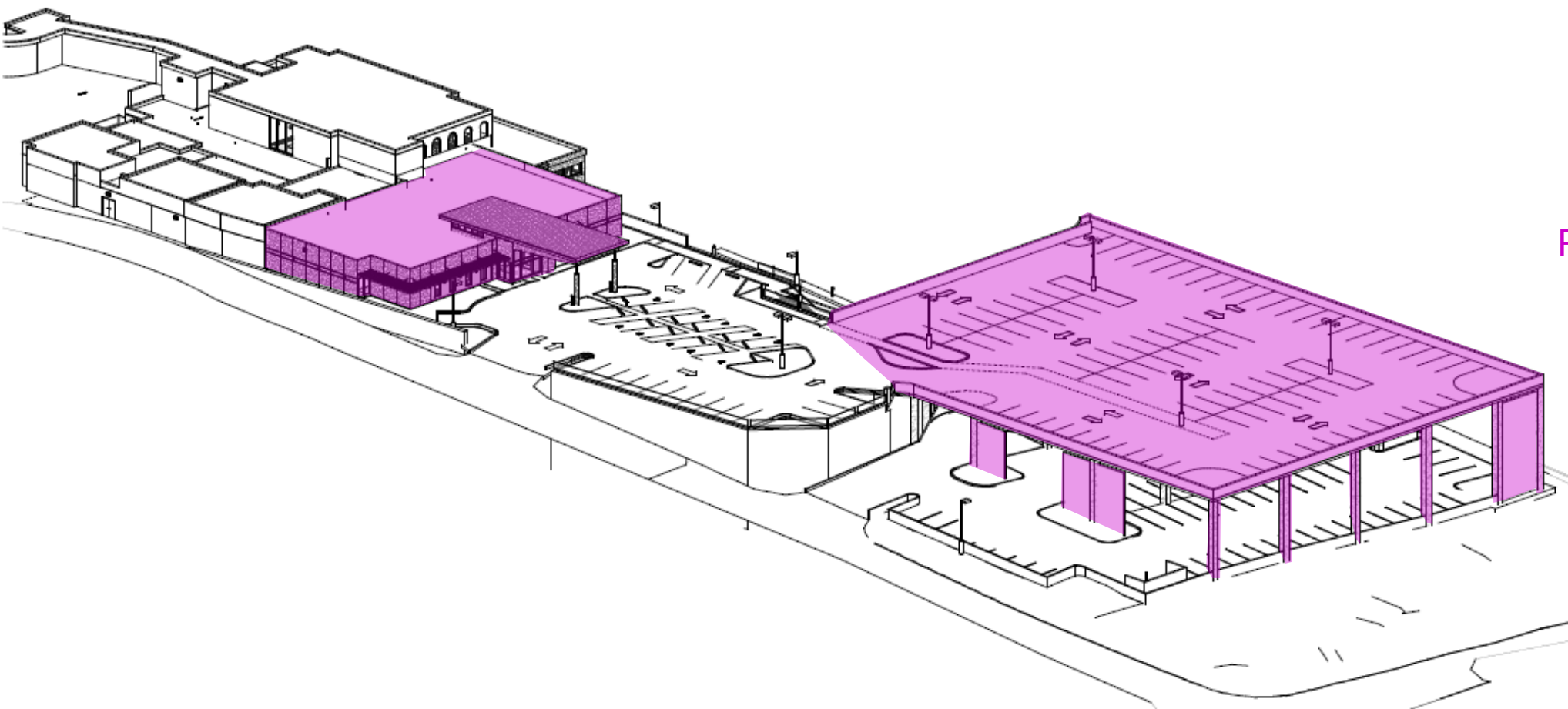


2 PARKING DECK ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

Elevations

Pink – New expansion



EXTERIOR AXO - SOUTHWEST (FOR REFERENCE ONLY)

Subject
Property

Grandview
Ave.

Subject
Property

Laurel Street



Subject Property

Grandview Ave.
and Laurel St.



Surrounding Development



N



W

S

E
14

Public Input

- Notices were mailed to property owners within 300 feet on November 3, 2022.
- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

- Staff and CPC recommend approval of the rezoning and detailed site development plan with the following conditions:
 1. *That 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 property lines 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.*
 2. *That public access along the property adjacent to Laurel Street be dedicated for the provision of sidewalks either by additional right-of-way dedication or through the creation of a public access or right-of-way easement. In addition, owner is responsible for construction of all sidewalks in accordance with City standards.*



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