ITEM 48

916 South St. Vrain Street Special Permit

PZST22-00014

Strategic Goal 3.

Promote the Visual Image of El Paso

PZST22-00014

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.

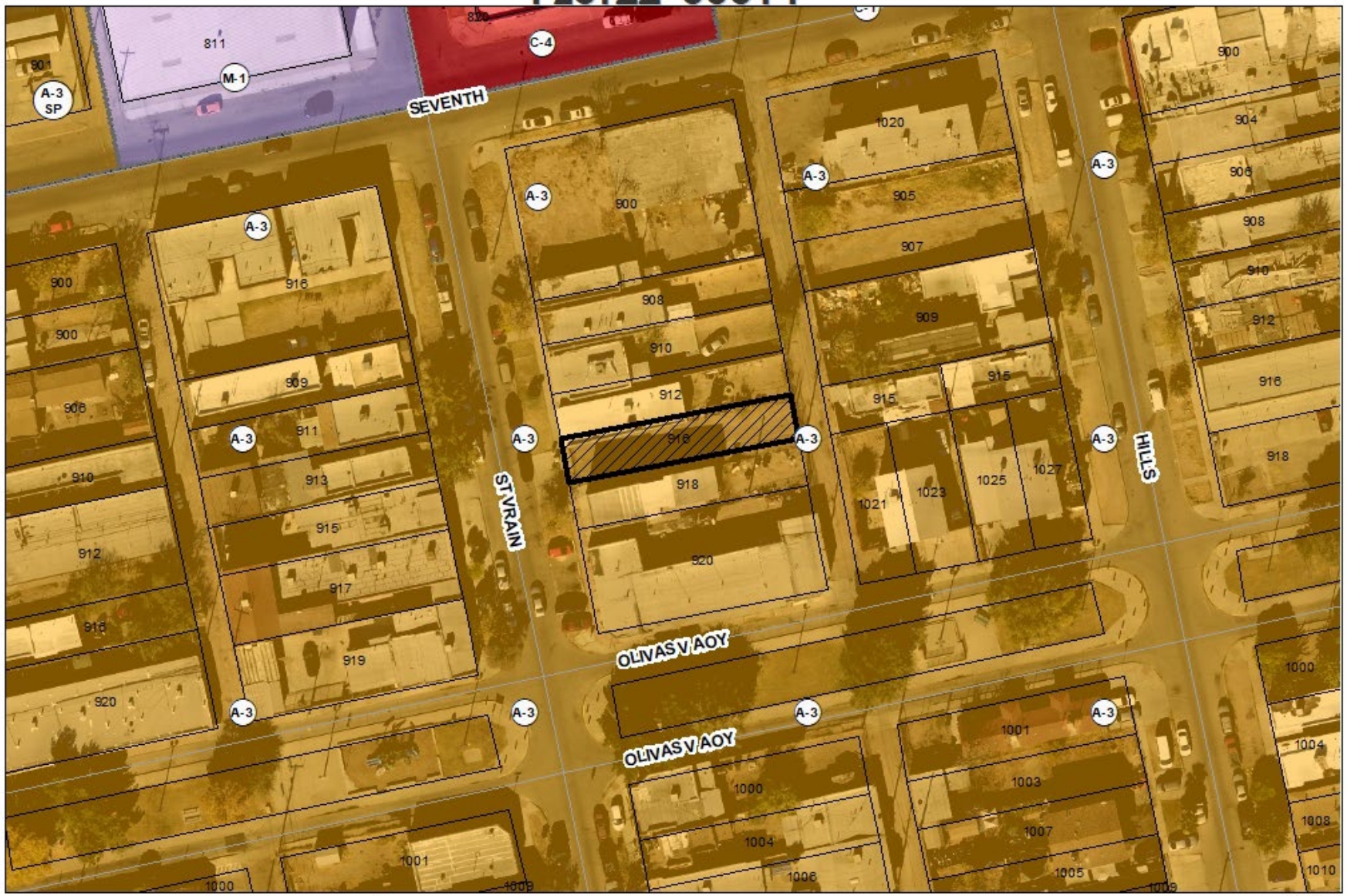
N
W E
S

0 25 50 100 150 200 Feet

Aerial

2

PZST22-00014



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N W E S

0 25 50 100 150 200 Feet

Existing Zoning

3

PZST22-00014

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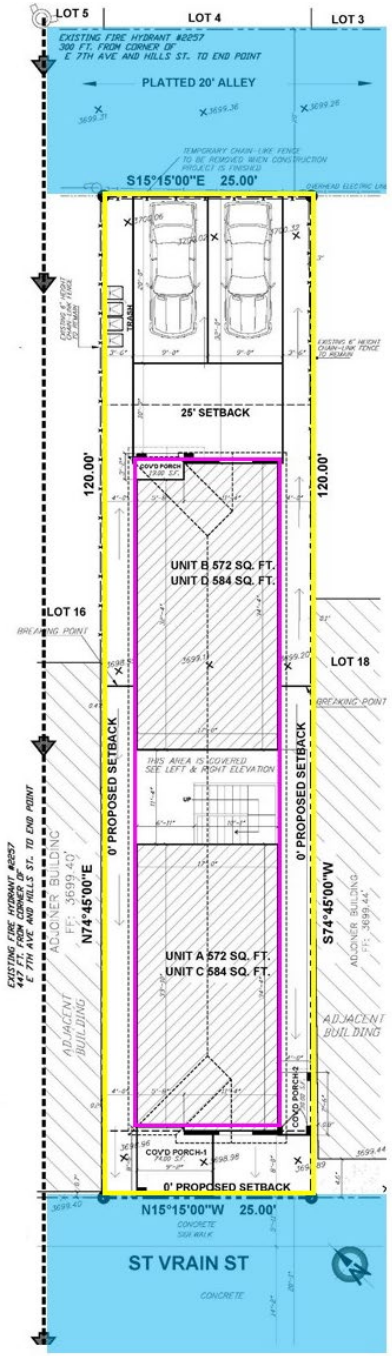
N W E S

0 25 50 100 150 200 Feet

Future Land Use Map

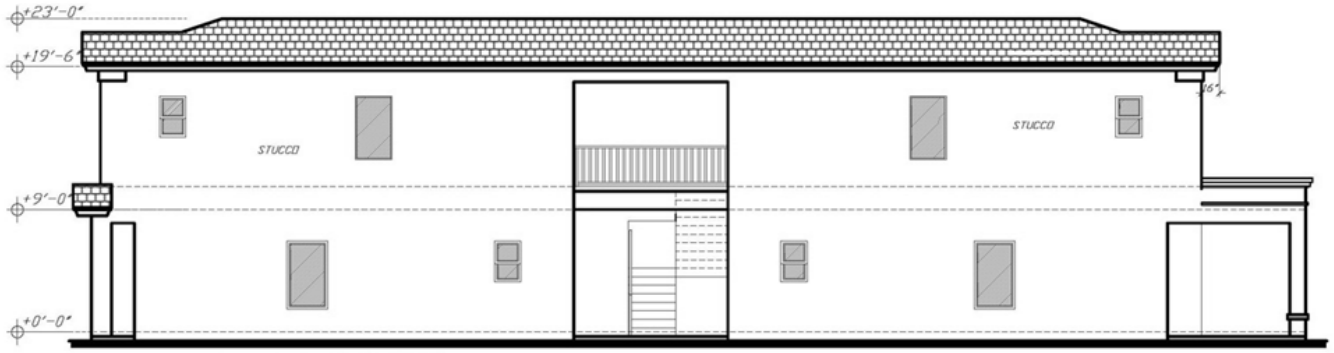


Detailed Site Plan

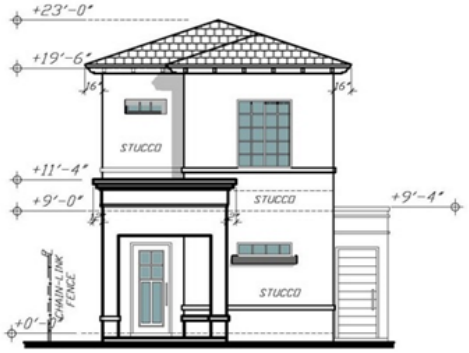
Density/Dimensional Standard A-3 (Apartment) Zone District - Other Permitted Uses (Quadraplex)	Required	Proposed
Lot area	2,400 sq. ft.	No change
Lot width	**40 ft.**	**25 ft.**
Lot depth	60 ft.	No change
Front yard setback	**20 ft.**	**0 ft**
Rear yard setback	25 ft.	No change
Side yard setback	**15 ft.**	**0 ft.**

Note: Bold indicates requested reductions

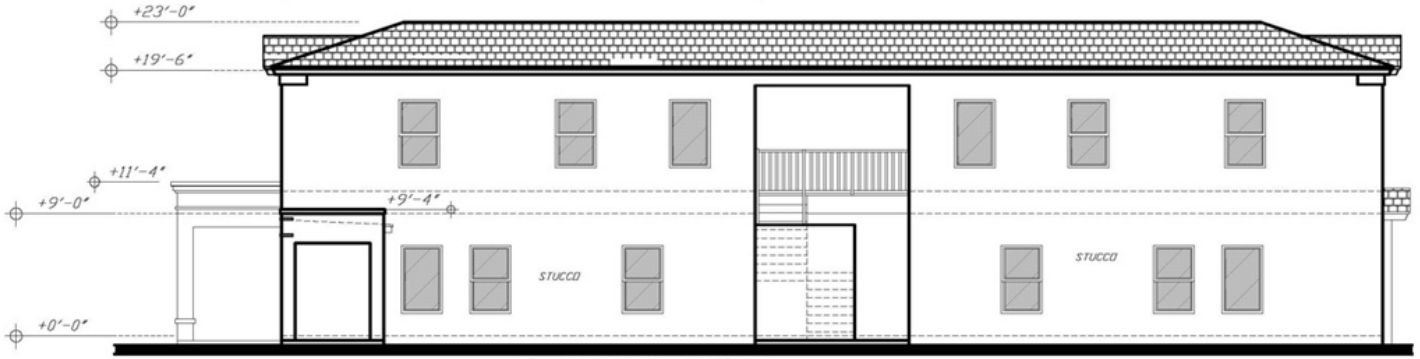
Elevations



LEFT ELEVATION SCALE: 1/8"=1'-0"



FRONT ELEVATION SCALE: 1/8"=1'-0"



RIGHT ELEVATION SCALE: 1/8"=1'-0"

MAX HEIGHT: 23'

PZST22-00014

Aerial with Site Plan

Subject Property

Surrounding Development

N

W

E

S

Public Input

- Notices were mailed to property owners within 300 feet on January 26, 2023.

- The Planning Division has not received any communication in support or opposition to the request.

Recommendation

- Staff recommends **approval** of the special permit request
- CPC recommends **approval** (5-0) of the special permit 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