

201 E Sunset Rd. Rezoning

PZRZ22-00037

Strategic Goal 3.

Promote the Visual Image of El Paso



PZRZ22-00037





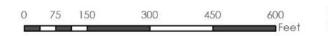
### **Aerial**



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 misriterpretations of the data. The Planning Division Department Planning Division makes no claim to its accuracy or completeness.







PZRZ22-00037 STAN ROBERTS SR C-4 SC C-4 SC VILLAGE CT C-3 C-4 SC SP C-4 SC C-4 SC C-4 SC R-4 C-4 SC



# Existing Zoning

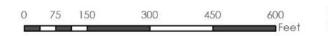


this map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Finlagements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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

R-2A







PZRZ22-00037 STAN ROBERTS SR



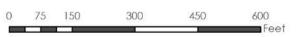
### Future Land Use





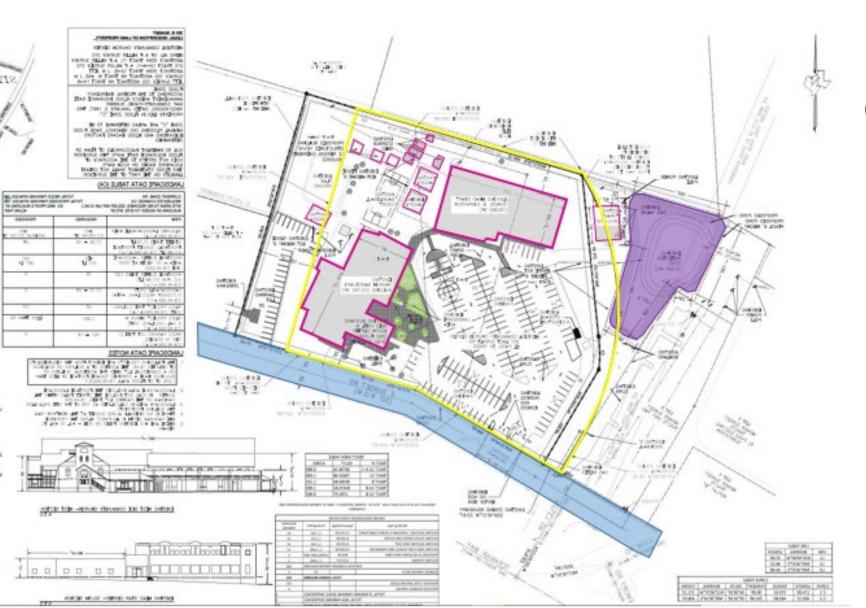








## Conceptual Plan



0/3033

400

THE RES

Septimientos Septimientos Visito celtos Constantos Constantos Constantos

BALL DISTRICT LINE SHOW INFORMS DISTRICT HEISTERNIA

> DEGLE DITTED MARKET DITTOR

SATION DATES

DIMENSION SHEETS

COURSE OWNERS SOFT DISTRIBUTIONS

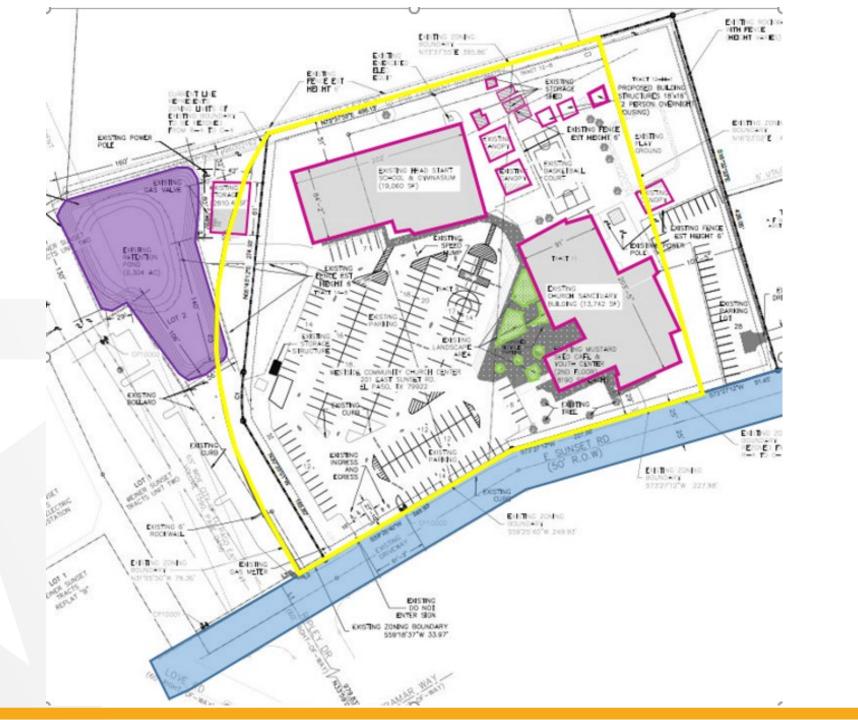
DEPOS POR PORT BONDET OFFICE

TARTE FLIR APPEA CONTROL FORM ALC: HOW OVER O Buley two oversion Towners 349 cutteral

Intention of Management of the Titles of Conference Con

Bethic ony yourself 2017 INTEREST







# Conceptual Plan







### Subject Property



### Surrounding Development

















### Public Input

- Notices were mailed to property owners within 300 feet on March 8, 2023.
- The Planning Division received one (1) phone call in support to the request.







### Recommendation

Staff and CPC recommend approval (6-0) with condition:

Prior to issuance of any certificates of occupancy, a sidewalk along Sunset Road abutting the subject property must be provided in accordance with El Paso Municipal Code.







### 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