



ITEM 44

2607 Montana Ave. Rezoning

PZRZ23-00040

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00040



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

0 45 90 180 270 360 Feet



PZRZ23-00040



Existing Zoning

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Subject Property

0 45 90 180 270 360 Feet




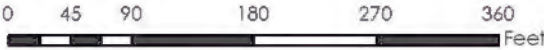
Future Land Use Map

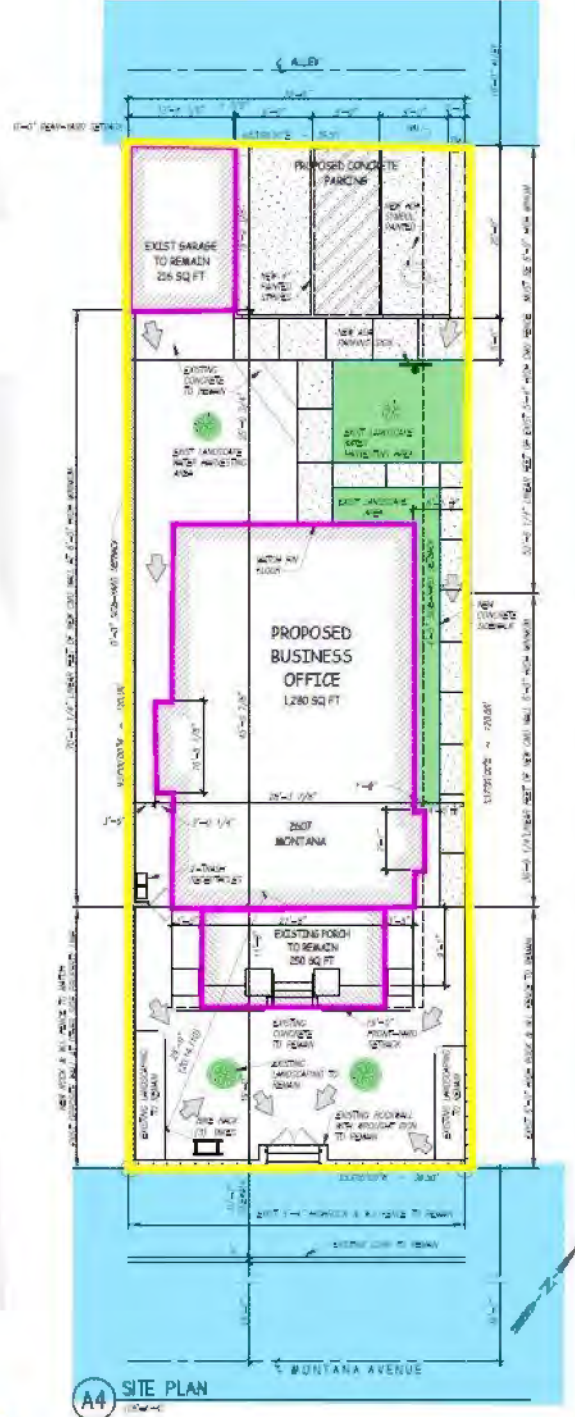


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 Subject Property





S-D (Special Development) Zone District – Other Permitted Uses		
Density/Dimensional Standard	Required	Proposed
Minimum District Area	1 acre	0.11 acres (approximately)
Front Yard Setback (min.)	20 Feet	19 Feet
Rear Yard Setback (min.)	10 Feet	0 Feet
Side Yard Setback (Left) (min.)	10 Feet Between Structures	0 Feet
Side Yard Setback (Right) (min.)	10 Feet Between Structures	4 Feet 5 Inches

Detailed Site Development Plan

Elevations



A1 EXISTING FRONT ELEVATION TO REMAIN AS IS
N.T.S. EXTERIOR OF EXISTING HOME SHALL BE PATCHED, REPAIR, AND PAINTED AS PER OWNERS SELECTION



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Aerial with Site Plan

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Subject Property

0 15 30 60 90 120 Feet



Subject Property



Surrounding Development



W



N



S

E

Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024.
- As of January 25, 2024, The Planning Division has not received any communication in support or opposition to the request.





Recommendation

- Staff and CPC (7-0) recommend approval of the rezoning request and the detailed site development plan requests



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

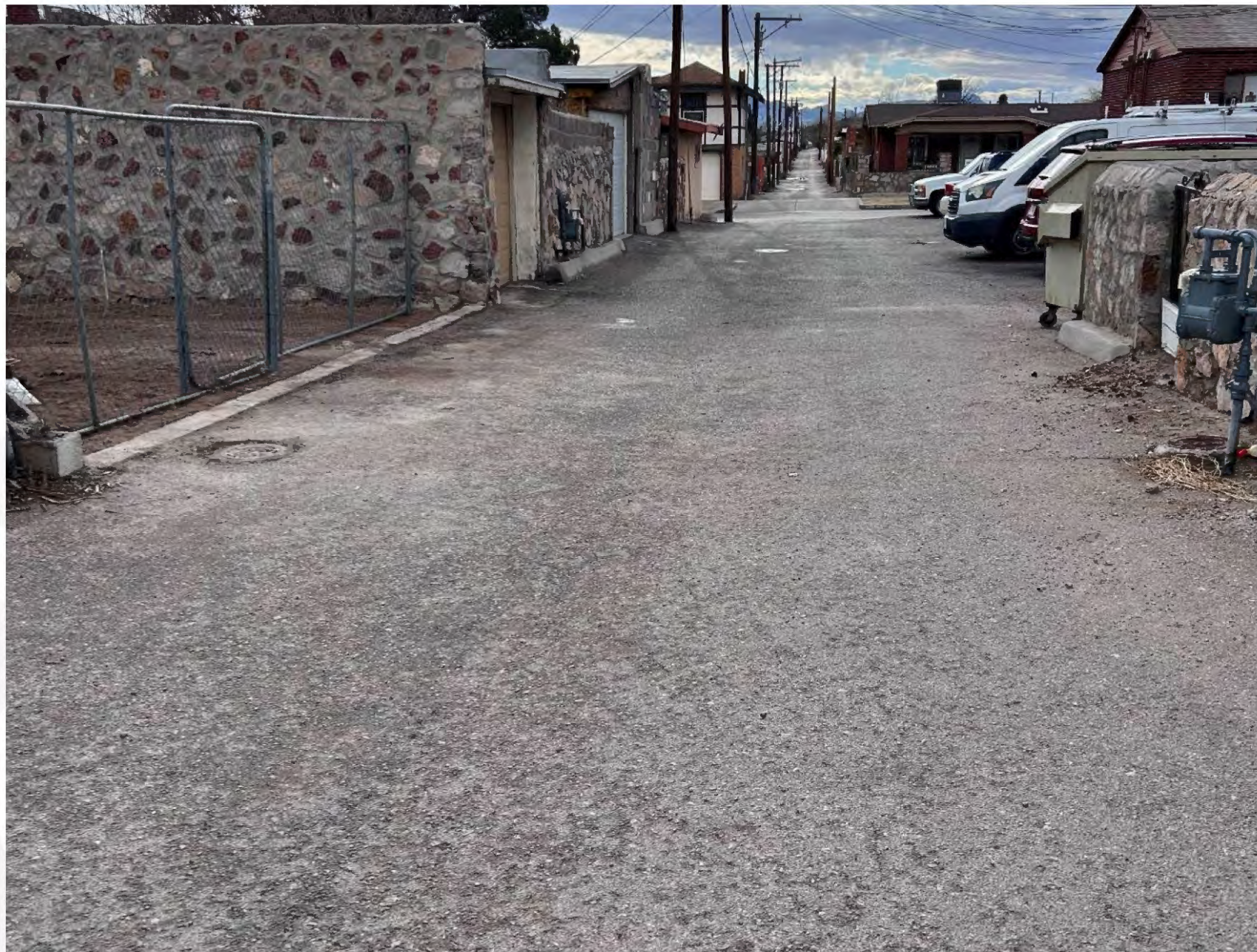


Values

Integrity, Respect, Excellence, Accountability, People



2607 Montana – Rear alley abutting subject property facing east



2607 Montana – Rear alley abutting subject property facing west