

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: May 16, 2017
Public Hearing: June 13, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance granting Special Permit No. PZST17-00004, to allow for Infill Development with reduced lot width and cumulative front & rear yard setbacks on the property described as Lot 14, Block 1, Rose Heaven Addition, 7151 Fatima Avenue, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 7151 Fatima Avenue. Property Owner: Gabriel Alderete. PZST17-00004 (District 3)

BACKGROUND / DISCUSSION:

On April 20, 2017, the CPC reviewed and recommended approval of the special permit request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0).


*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00004, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED LOT WIDTH AND CUMULATIVE FRONT & REAR YARD SETBACKS ON THE PROPERTY DESCRIBED AS LOT 14, BLOCK 1, ROSE HEAVEN ADDITION, 7151 FATIMA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Gabriel Alderete, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for reduced lot width and cumulative front & rear yard setbacks.

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-4 (Residential)** Zone District:

Lot 14, Block 1, Rose Heaven Addition, 7151 Fatima Avenue, City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the lot width and cumulative front & rear yard setbacks; and,
3. That this Special Permit is issued subject to the development standards in the **R-4 (Residential)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,
4. That, if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00004 shall automatically terminate, and

construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

5. That the Owner shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

APPROVED this _____ day of _____, 2017.


THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



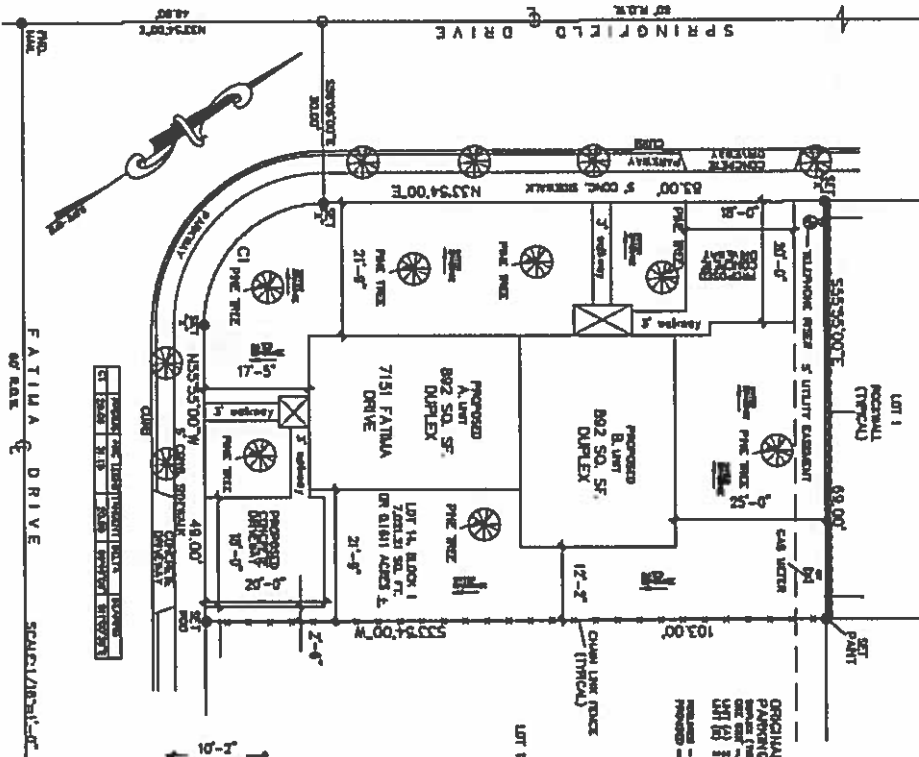
Karla M. Nielsen
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

EXHIBIT "A"



TYPE	AREA	PERCENT	REMARKS
LOT 14	1.13	100%	PROPOSED DUPLEX

ORIGINAL CALCULATIONS
 PAYMENT OF INTEREST ON TAXES
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 LOT 14, BLOCK 1
 70001ST ST. TR.
 21'-0"

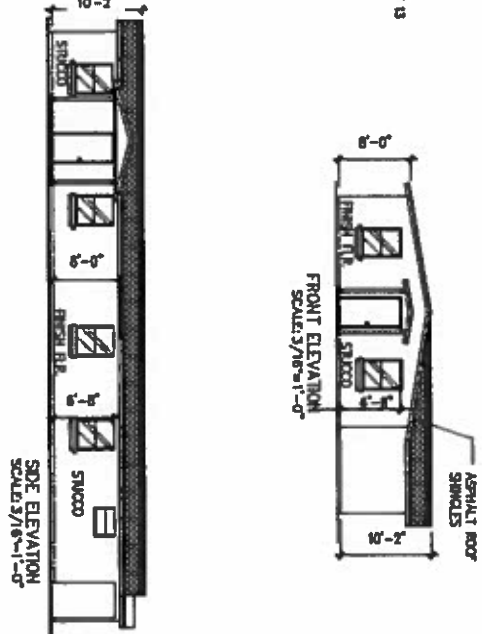
LANDSCAPING CALCULATIONS
 12% FRONT OF LANDSCAPING IS REQUIRED
 PROPOSED TOTAL SQUARE FEET = 7888
 12% OF 7888 = 946.56 SQ. FT.
 PROPOSED - 1288 SQ. FT.
 REMAINING - 7200 SQ. FT.

TOTAL FRONT YARD SETBACKS			
OVERLAP	REQUIRED	PROPOSED	REMARKS
LOT WIDTH	30 FEET	40 FEET	
COMPLIANT FRONT SETBACK	48 FEET	42.5 FEET	

SUBMISSION:
 ROSE HEAVEN ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

ADDRESS:
 7151 FATIMA DRIVE
 EL PASO, TEXAS 79907

BLDG SET BACKS:
 FRONT - 10' ROBERT
 REAR - 10' ROBERT
 SIDE - 5' ROBERT
 STREET - 10'



SHEET FIELD DIMENSIONS
 SHEET NO. A1.1
 DATE: DEC. 09, 2017
 DRAWN BY: [Name]



PROPOSED DUPLEX FOR :
 MR. ALDERETE

MEMORANDUM

DATE: May 8, 2017
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Andrew Salloum, Planner
SUBJECT: PZST17-00004

The City Plan Commission (CPC), on April 20, 2017, voted 7-0 to recommend **approval** of the special permit for infill development and detailed site development plan review to reduce lot width and cumulative front & rear yard setbacks for a new duplex.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

Property Owner: Gabriel Alderete
Representative: Juan Alderete

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST17-00004
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: April 20, 2017
Staff Planner: Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

Location: 7151 Fatima Avenue
Legal Description: Lot 14, Block 1, Rose Heaven Addition, City of El Paso, El Paso County, Texas
Acreage: 0.16-acre
Rep District: 3
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: Infill Development - to allow for lot width and cumulative front & rear yard setbacks reduction
Proposed Use: Duplex

Property Owner: Gabriel Alderete
Representative: Juan Alderete

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Single-family dwellings
West: R-4 (Residential) / Ponding area

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Hidden Valley Park (796 feet)

NEAREST SCHOOL: Ascarate Elementary School (3,954 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association
El Paso Lower Valley Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 5, 2017. The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce lot width and cumulative front & rear yard setbacks for a new duplex. The detailed site development plan shows a new 1,784 sq. ft., 1-story, duplex. The applicant is requesting the following reductions: from the required 70 feet lot width to 69 feet and from the required 45 feet cumulative front & rear yard setbacks to 42.5 feet (see the table on page 3 and 4). Access is proposed from Fatima Avenue and Springfield Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding residential zoning.

Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

ANALYSIS

20.10.280 Infill Development

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. **Location Criteria.** An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is within a State Enterprise Zone (2) it is located in a legally recorded subdivision of at least 30 years, having been platted in 1956, (Attachment 5).

- B. **Use Regulations.** Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council. Duplex is permitted in the R-4 (Residential) district.

- C. **Setback Provisions.** The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

DIMENSION	REQUIRED	PROPOSED
Cumulative Front & Rear Yard Setback	45 ft.	42.5 ft.

The applicant is requesting cumulative front & rear yard setback reduction and complies with all other dimensional standards.

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

The applicant is requesting the following reduction in dimensional standards:

DIMENSION	REQUIRED	PROPOSED
Lot Width	70 ft.	69 ft.

The applicant is requesting a lot width reduction; the request complies with all other density requirements.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 - 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 - 5. The design of the proposed development mitigates substantial environmental problems;

6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes,

townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

The Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

This development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review and Landscaping Division

No objections to proposed special permit.

Note: At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department – Land Development

1. No objections.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

PD has no issue with this application.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 6-inch diameter water distribution main that extends along Fatima Drive. This main is available for service.

3. There is an existing 8-inch diameter water distribution main that extends along Springfield Drive.

4. Previous water pressure from fire hydrant #3172 located at the Fatima Drive and NW Corner of Springfield Drive yield a static pressure of 110 psi, a residual pressure of 90 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main along Fatima Drive. This main is available for

service.

General:

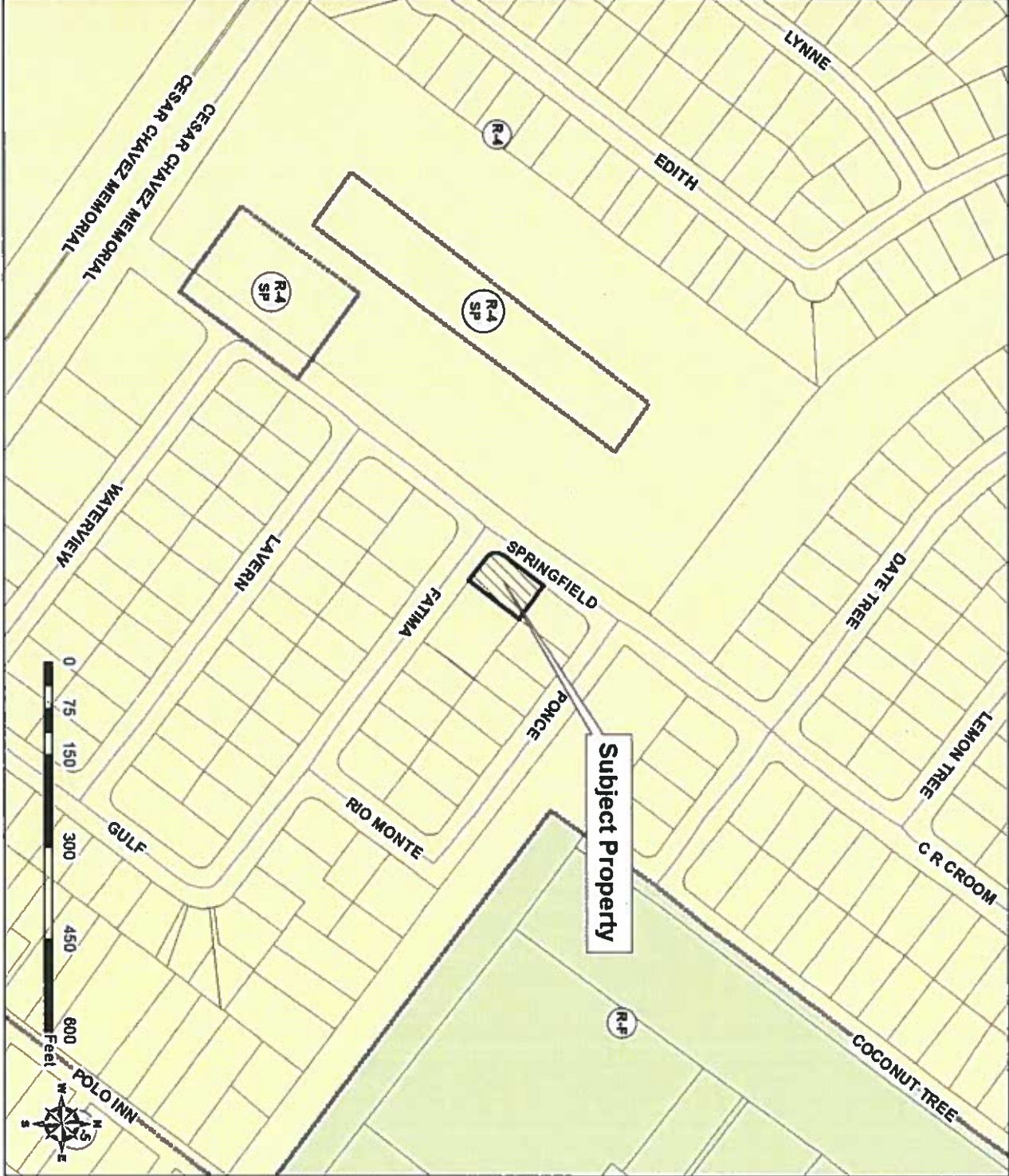
6. EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Plat

ATTACHMENT 1: ZONING MAP

PZST17-00004



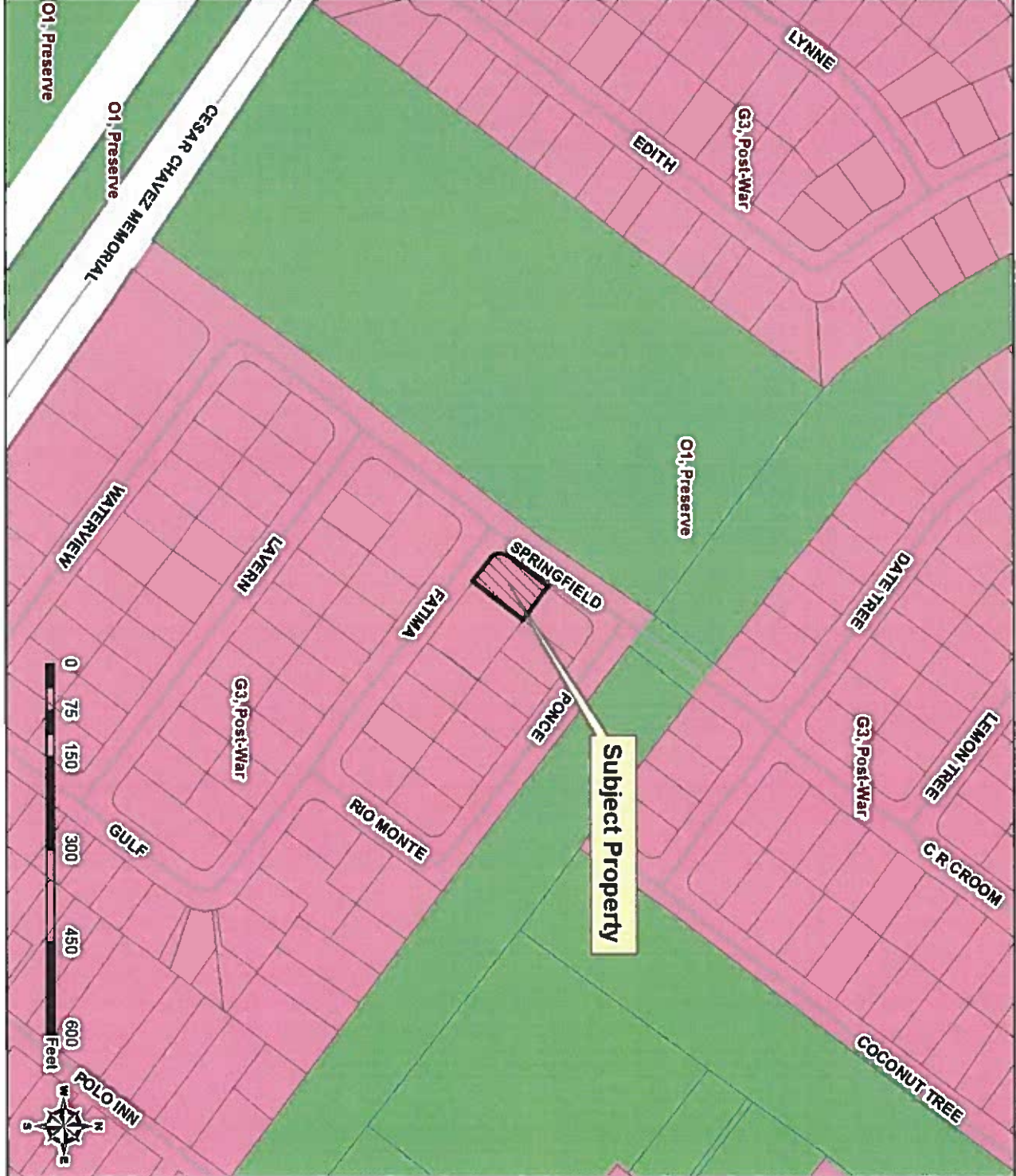
ATTACHMENT 2: AERIAL MAP

PZST17-00004

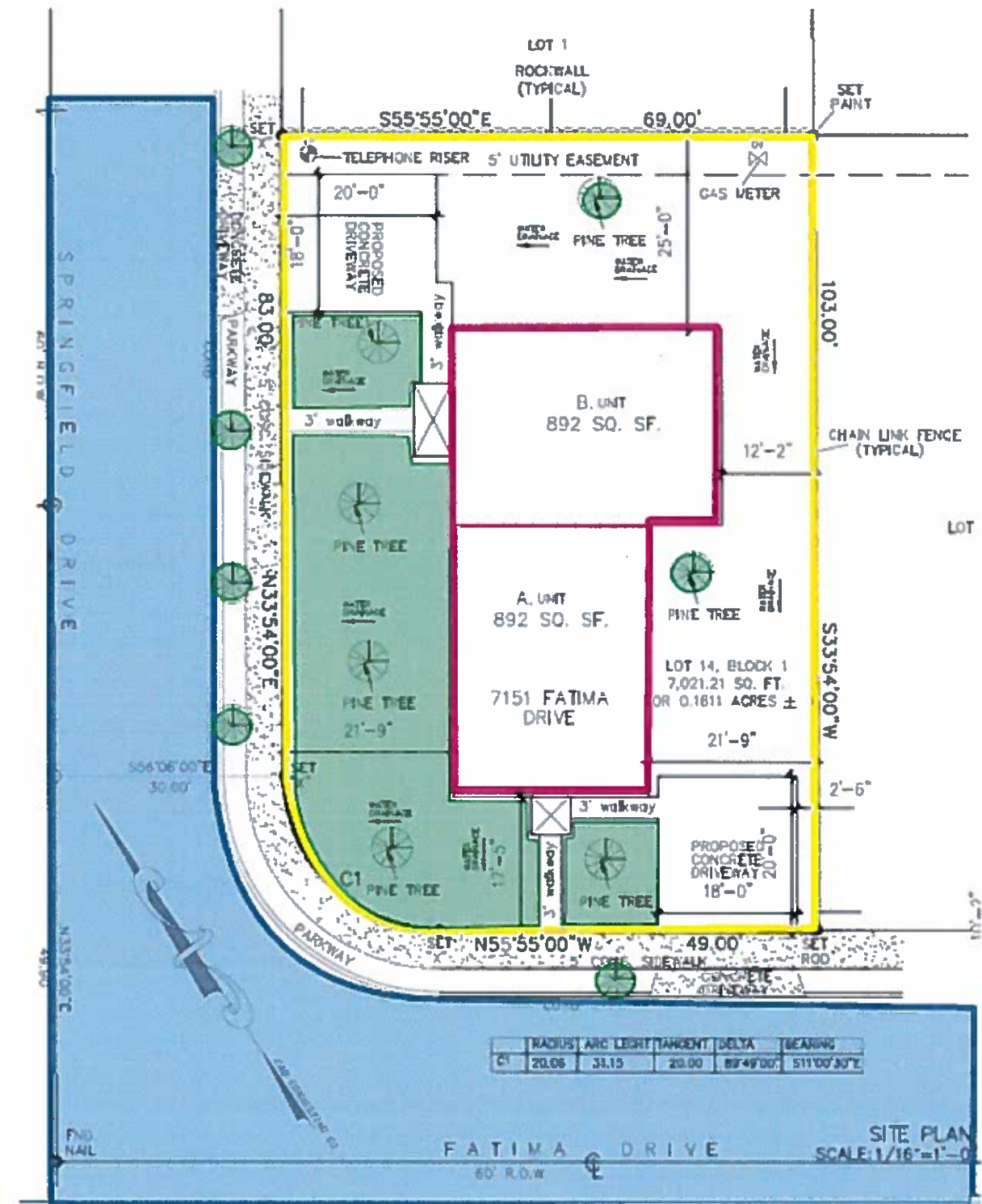


ATTACHMENT 3: FUTURE LAND USE MAP

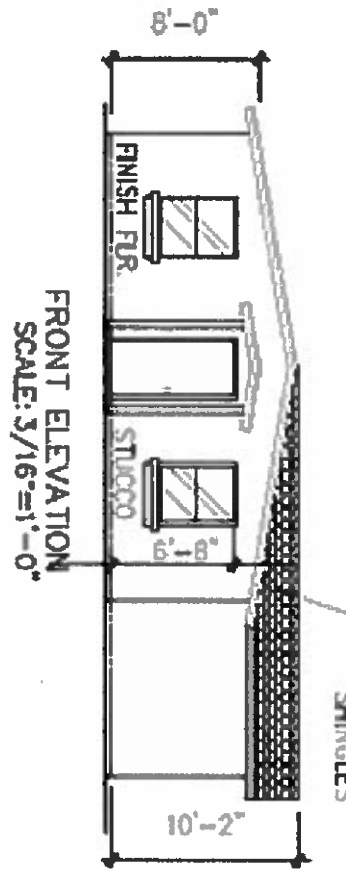
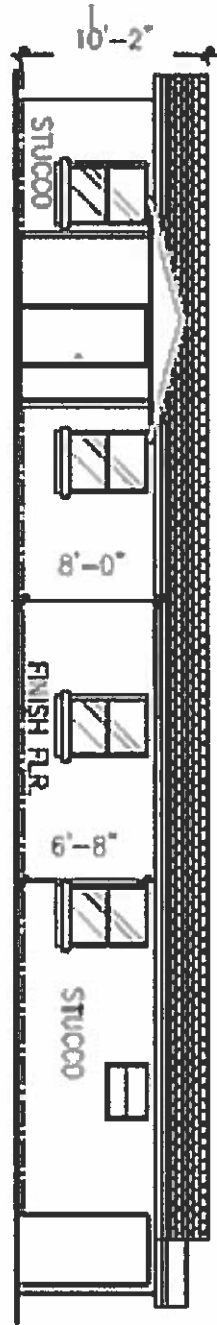
PZST17-00004



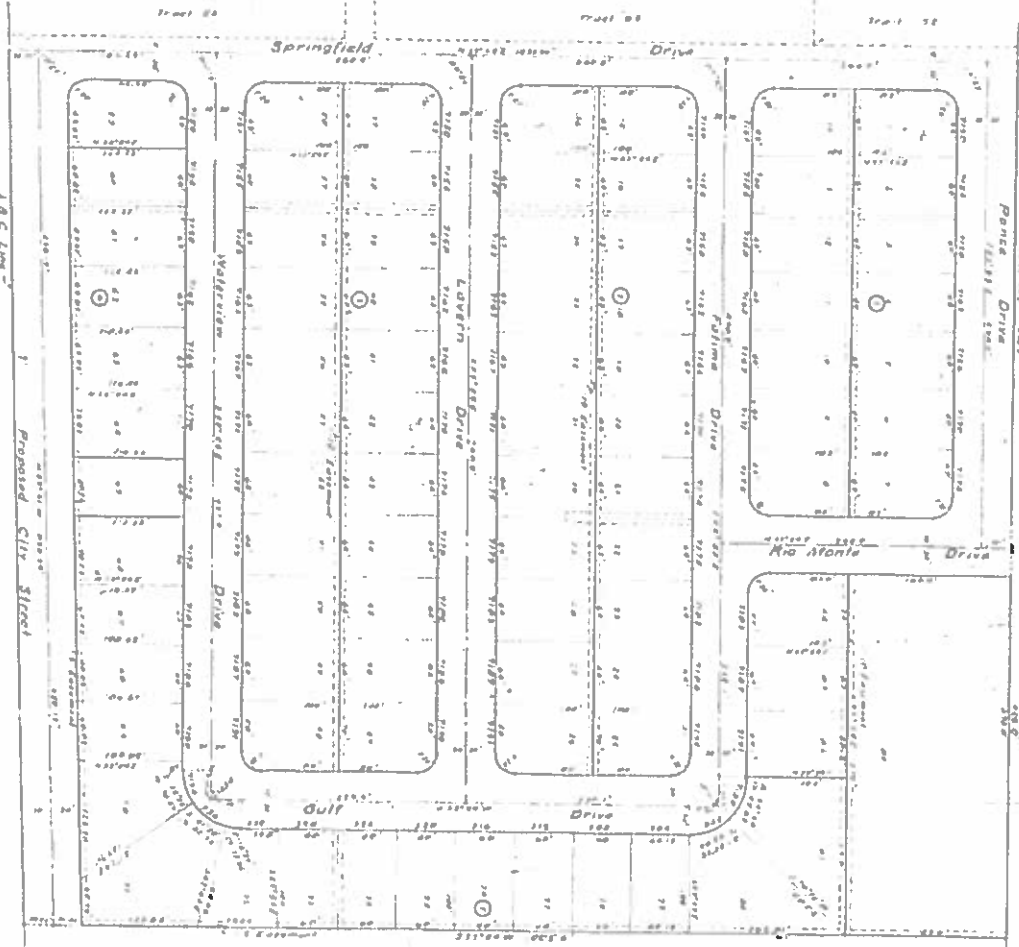
ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS



ATTACHMENT 6: SUBDIVISION PLAT



ROSE HAVEN ADDITION
TO THE CITY OF EL PASO, TEXAS

As shown on the plat of the Rose Haven Addition, El Paso, Texas, filed for record in the County Clerk's Office of El Paso County, Texas, on the 15th day of June, 1918, and as amended by the plat of the Rose Haven Addition, El Paso, Texas, filed for record in the County Clerk's Office of El Paso County, Texas, on the 15th day of June, 1918.

WITNESSES my hand and the Seal of the City of El Paso, Texas, this 15th day of June, 1918.

James H. Edwards
City Clerk

Subscribed and sworn to before me this 15th day of June, 1918.

John B. Johnson
Notary Public

This plat is hereby approved as to the platting and as to the location of the boundaries of the lots, and as to the location of the streets and easements shown thereon, by the Board of Commissioners of the City of El Paso, Texas, on the 15th day of June, 1918.

John B. Johnson
City Commissioner

Approved by the Board of Commissioners of the City of El Paso, Texas, on the 15th day of June, 1918.

John B. Johnson
City Commissioner

Filed for record in the Office of the County Clerk of El Paso County, Texas, on the 15th day of June, 1918, at 10:00 o'clock a.m.

John B. Johnson
County Clerk

29-R
ROSE HAVEN



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

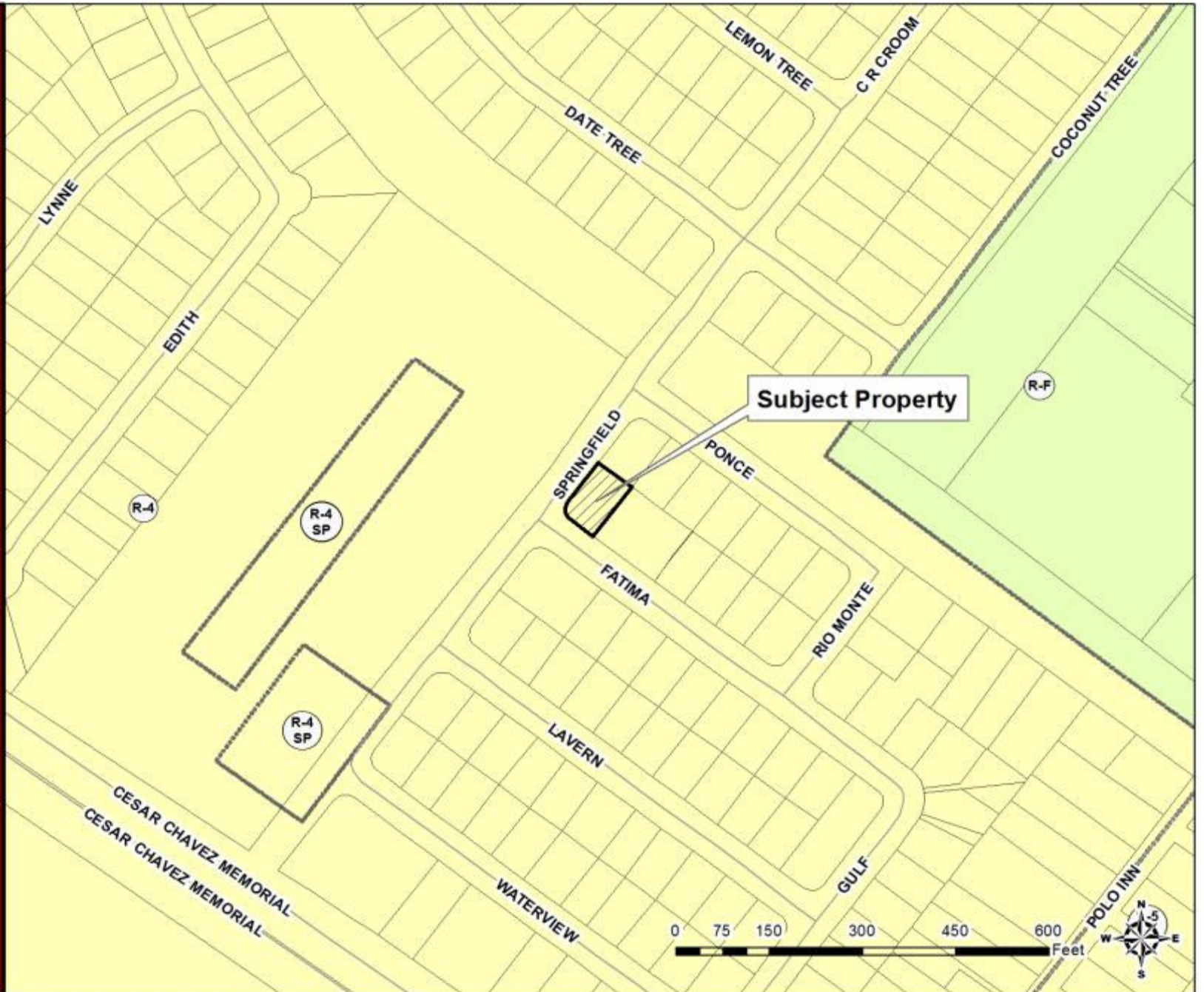
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZST17-00004

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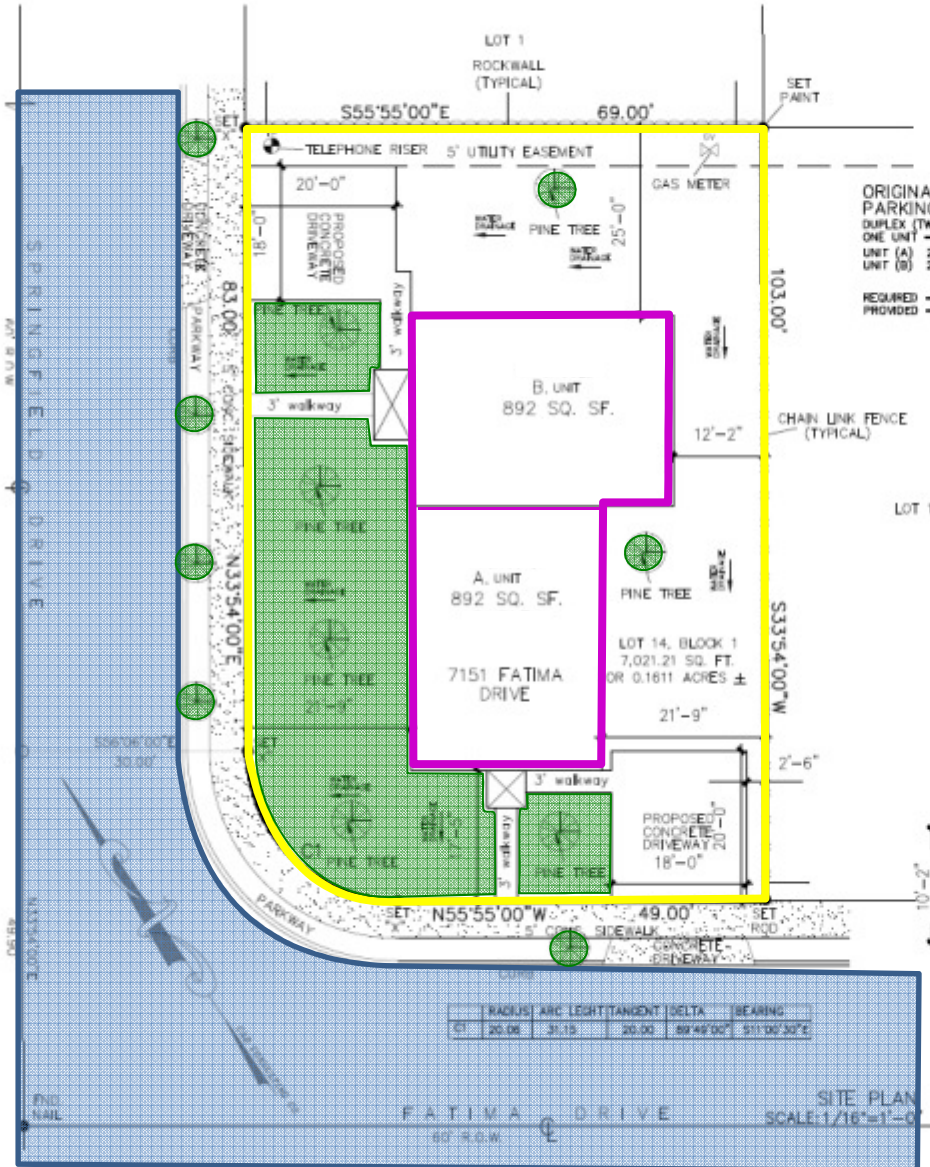


PZST17-00004

3



SPECIAL PERMIT FOR INFILL DEVELOPMENT		
DIMENSION	REQUIRED	REQUESTED
LOT WIDTH	70 FEET	69 FEET
COMULATIVE FRONT AND REAR YARD SETBACK	45 FEET	42.5 FEET



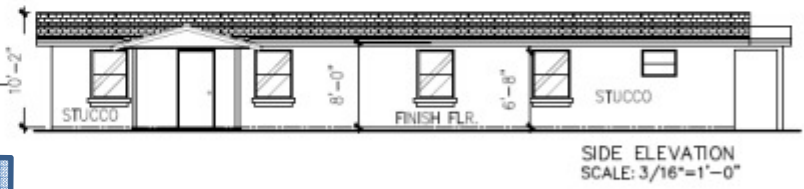
ORIGINAL PARKING CALCULATIONS
 DUPLEX (TWO FAMILY DWELLINGS)
 ONE UNIT = 2 PARKING
 UNIT (A) 2 BEDROOM=2 PARKING
 UNIT (B) 2 BEDROOM=2 PARKING
 TOTAL= 4 PARKING
 REQUIRED = 4 PARKING
 PROVIDED = 4 PARKING

SUBDIVISION:
 ROSE HEAVEN ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

ADDRESS:
 7151 FATIMA DRIVE
 EL PASO, TEXAS 79907

LANDSCAPING CALCULATIONS
 15% PERCENT OF LANDSCAPING IS REQUIRED:
 PROPERTY TOTAL SQUARE FEET = 7,021
 7,021 X 15% = 1,053 SQ. FT.
 REQUIRED = 1,053 SQ. FT.
 PROVIDED = 1,055 SQ. FT.

LOT: 14 BLOCK: 1
ZONE: R-4
BUILDING SET BACKS:
 FRONT .10' EXCEPT THAT A 20' DRIVEWAY MUST BE PROVIDED
 REAR .10'
 SIDE .5'
 STREET SIDE .10'



PROPOSED DUPLEX FOR:
MR. ALDERETE

DESIGN SERVICES REFERENCE: 10/15/17

SHEET TITLE:
 SITE PLAN ELEVATIONS
 DRAWN BY: JA
 CHECKED BY: JA
 PROJECT No. 102204
 DATE: DEC. 07, 2017
 SHEET: A1.1
 PAGE: 1
 OF: 1



5



SPECIAL PERMIT FOR INFILL DEVELOPMENT		
DIMENTION	REQUIRED	REQUESTED
LOT WIDTH	70 FEET	69 FEET
COMULATIVE FRONT AND REAR YARD SETBACK	45 FEET	42.5 FEET



SUBDIVISION:
ROSE HEAVEN ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS

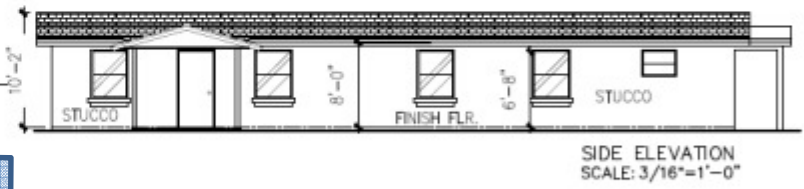
ADDRESS:
7151 FATIMA DRIVE
EL PASO, TEXAS 79907

LOT: 14 BLOCK: 1
ZONE: R-4

BUILDING SET BACKS:
FRONT .10' EXCEPT THAT A 20' DRIVEWAY MUST BE PROVIDED
REAR .10'
SIDE .5'
STREET SIDE .10'

ORIGINAL PARKING CALCULATIONS
DUPLEX (TWO FAMILY DWELLINGS)
ONE UNIT = 2 PARKING
UNIT (A) 2 BEDROOM=2 PARKING
UNIT (B) 2 BEDROOM=2 PARKING
TOTAL= 4 PARKING
REQUIRED = 4 PARKING
PROVIDED = 4 PARKING

LANDSCAPING CALCULATIONS
15% PERCENT OF LANDSCAPING IS REQUIRED:
PROPERTY TOTAL SQUARE FEET = 7,021
7,021 X 15% = 1,053 SQ. FT.
REQUIRED = 1,053 SQ. FT.
PROVIDED = 1,055 SQ. FT.



PROPOSED DUPLEX FOR:
MR. ALDERETE

DESIGN SERVICES
REFERENCE: 102204

SHEET TITLE:
SITE PLAN
ELEVATIONS

DRAWN BY:
JA

CHECKED BY:
JA

PROJECT No.
102204

DATE:
DEC. 07, 2017

SHEET:
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OF:
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