



# 10022 Chick-A-Dee Street Special Permit

PZST20-00005

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# Aerial



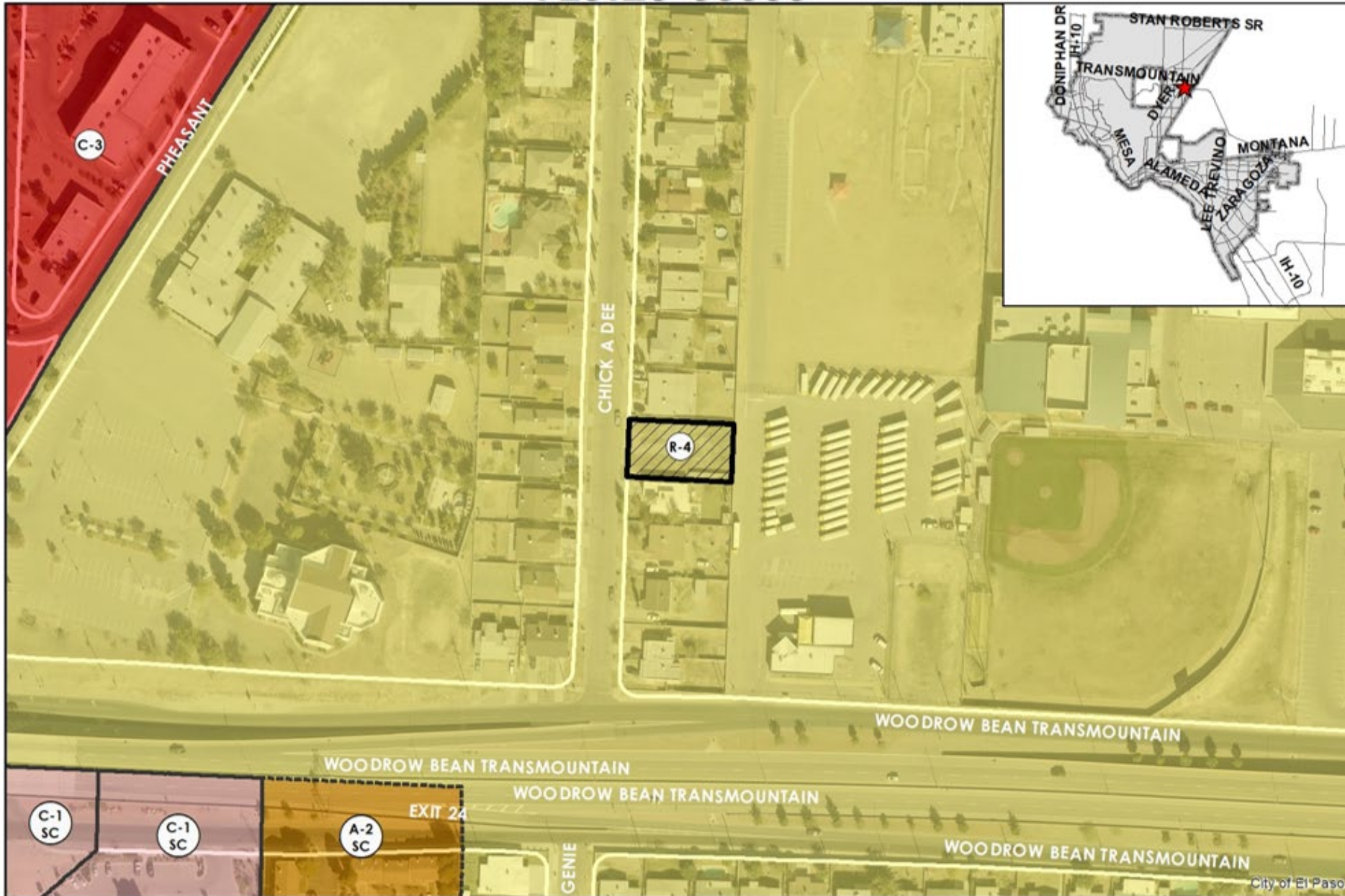
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



Subject Property



# Existing Zoning



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Subject Property



# Future Land Use



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 Subject Property





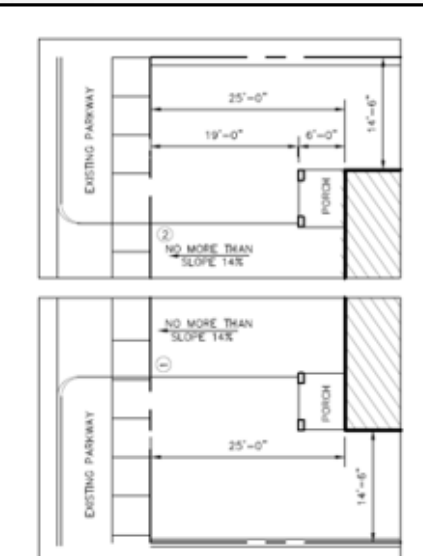
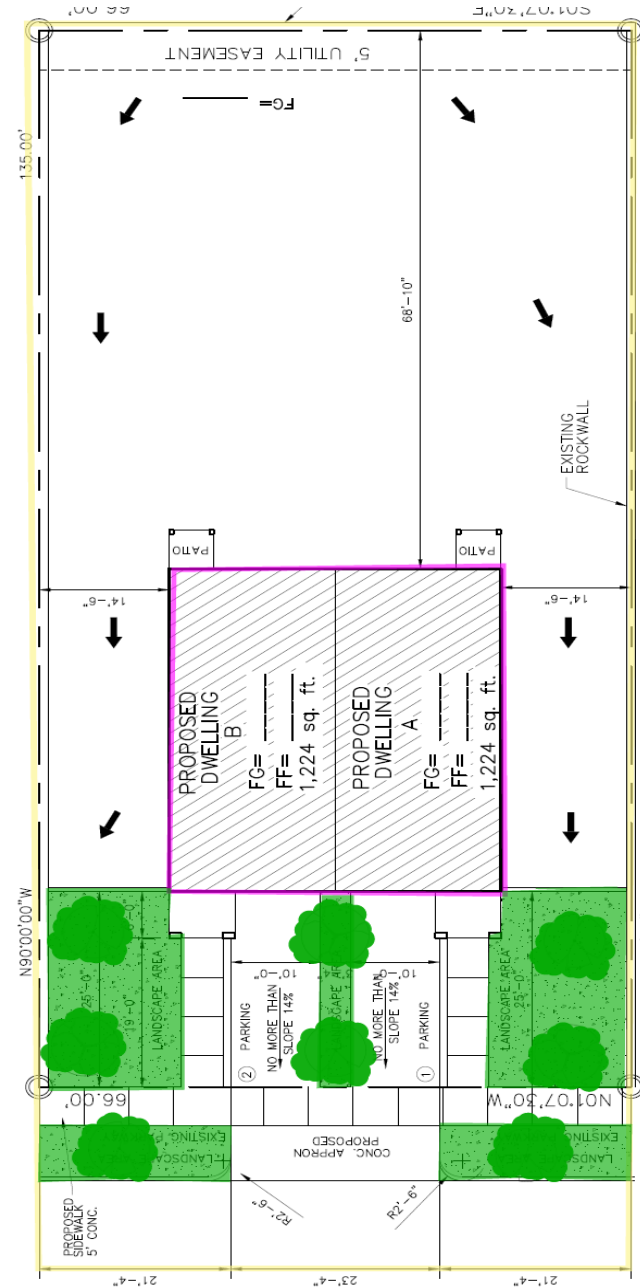
# Mandatory Requirements



**Mandatory Design Requirement 1.1:** Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.



**Mandatory Design Requirement 1.2:** Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.



**Mandatory Design Requirement 1.3:** For proposals, abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.





# Subject Property



# Surrounding Development



W



S

N



E

# Public Input

- Notices sent to property owners within 300 feet on June 25, 2020.
- Planning has not received any calls in support or opposition to the special permit request.





# Recommendation

- Staff recommends Approval 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