



# Recommendation/Public Input

- **Planning Division recommendation:** Denial, instead recommend to rezone from R-4 to C-2 (Commercial) with a condition: 10 ft. landscaped buffer.
- **CPC Vote:** Denial Recommendation (7-1), instead recommended to rezone from R-4 to C-2 (Commercial) with a condition: 10 ft. landscaped buffer.
- **Public Input:** The Planning Division received two letters via e-mail in opposition to heavy commercial/light manufacturing uses.

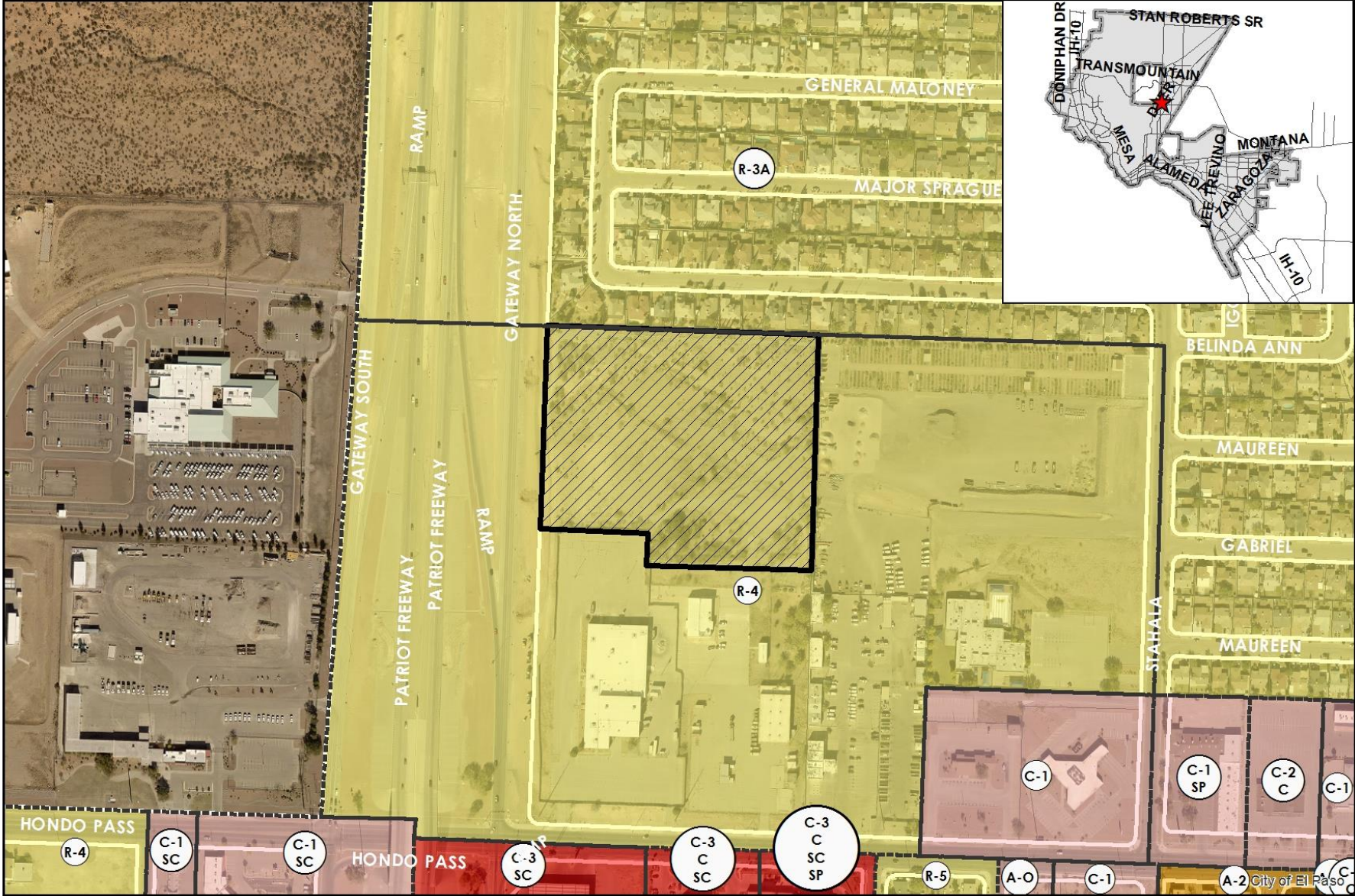
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZRZ18-00014



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.



Subject Property

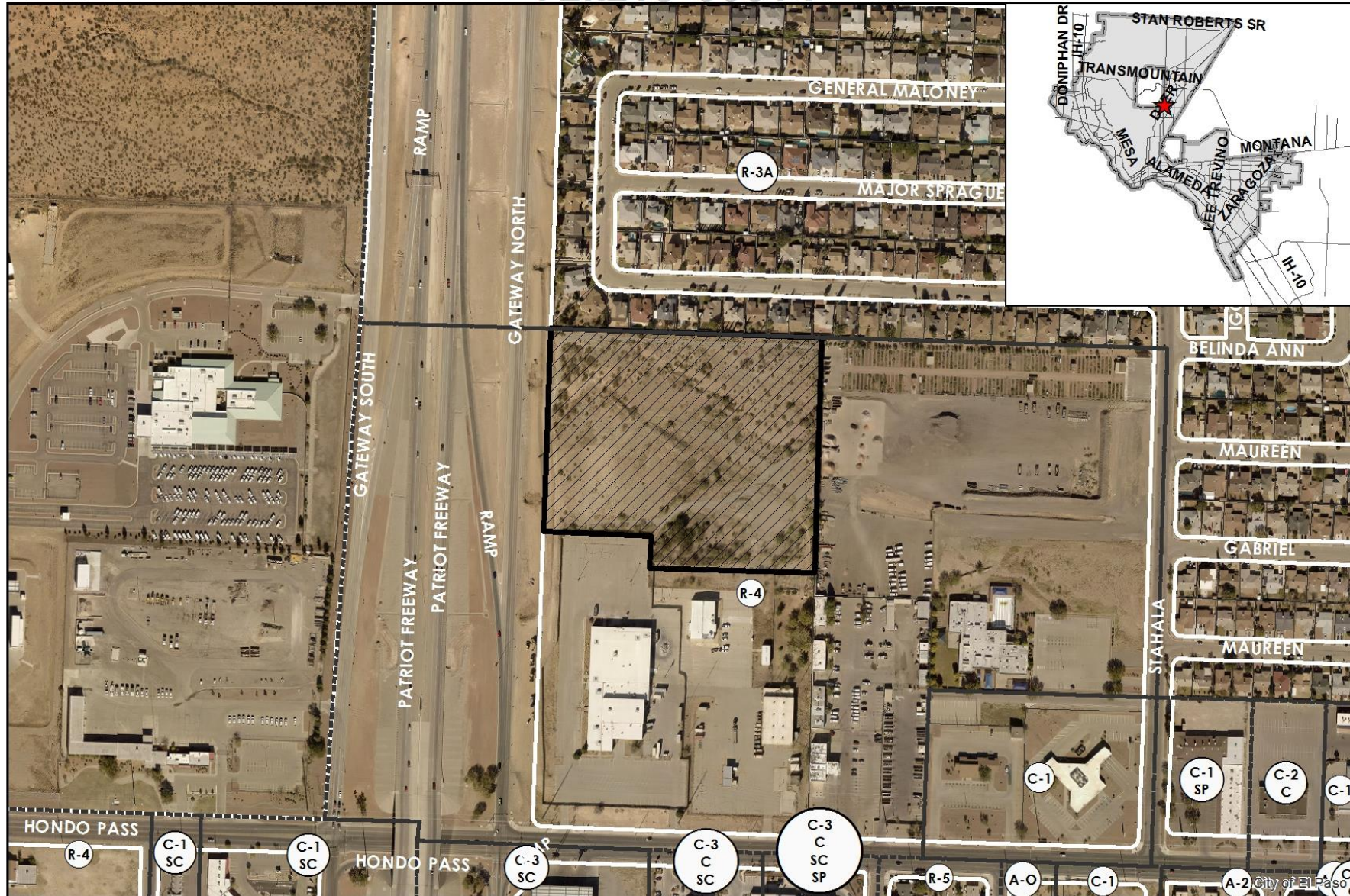
0 150 300 600 900 1,200 Feet







PZRZ18-00014



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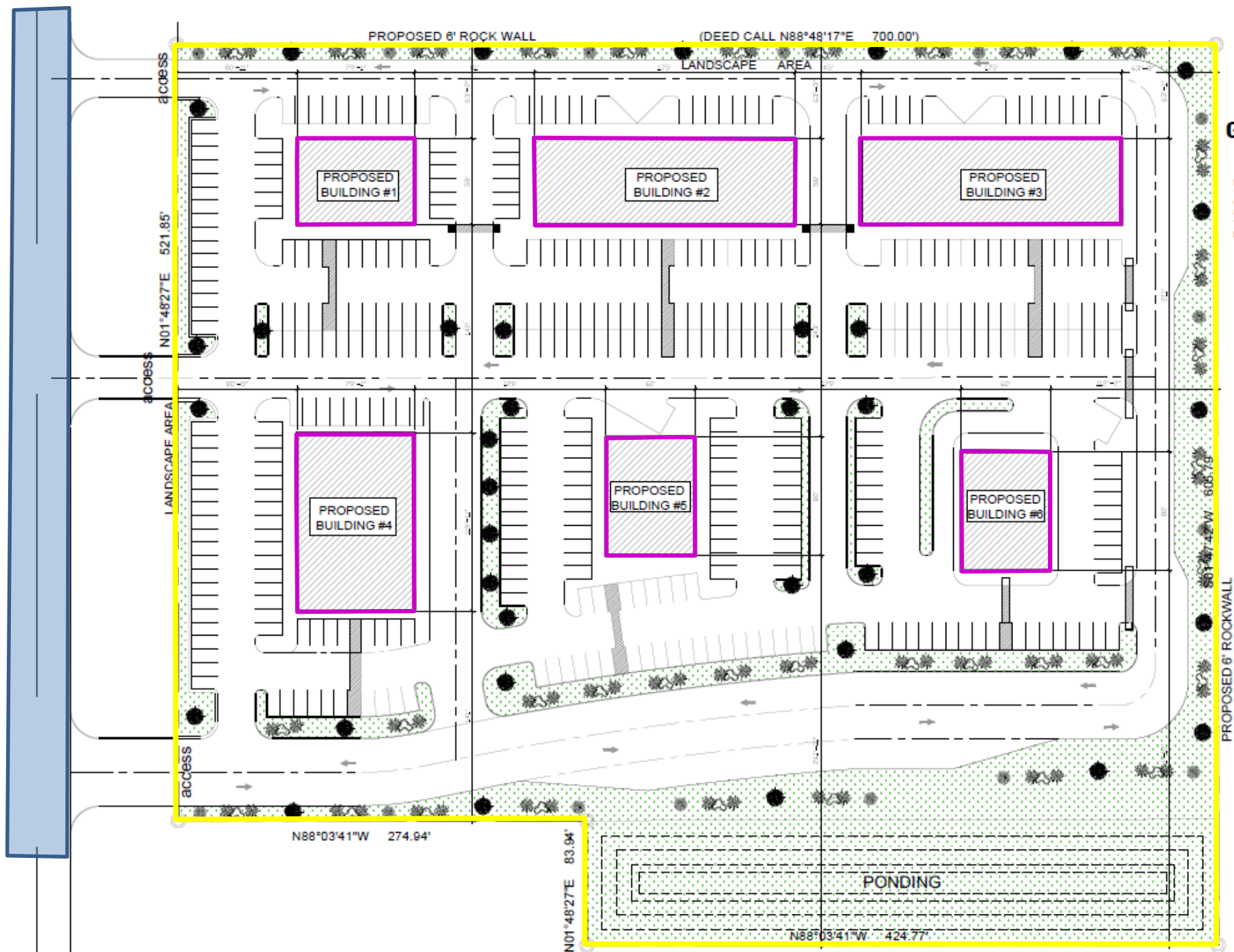


 Subject Property

0 150 300 600 900 1,200 Feet



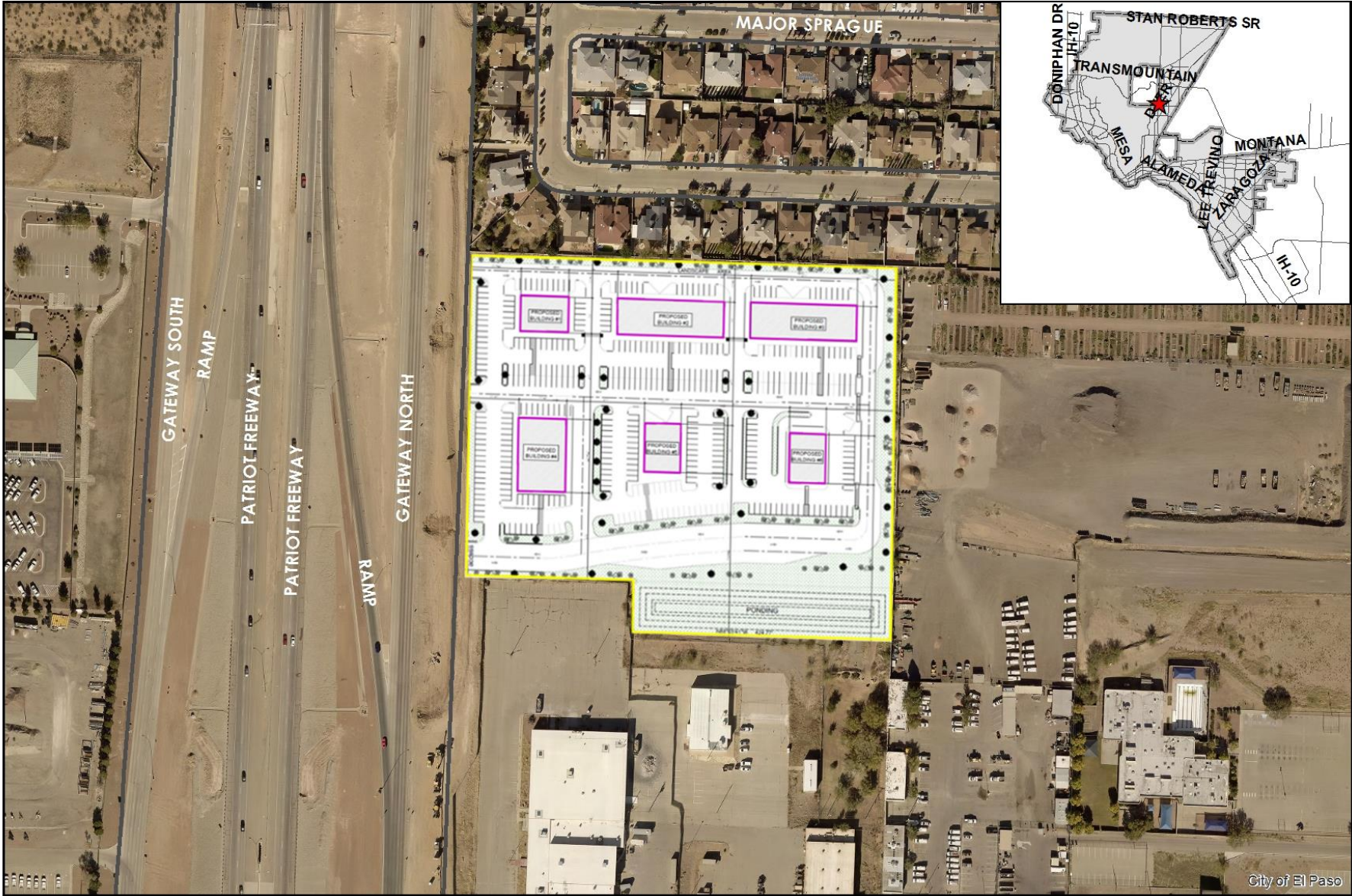








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0 75 150 300 450 600 Feet



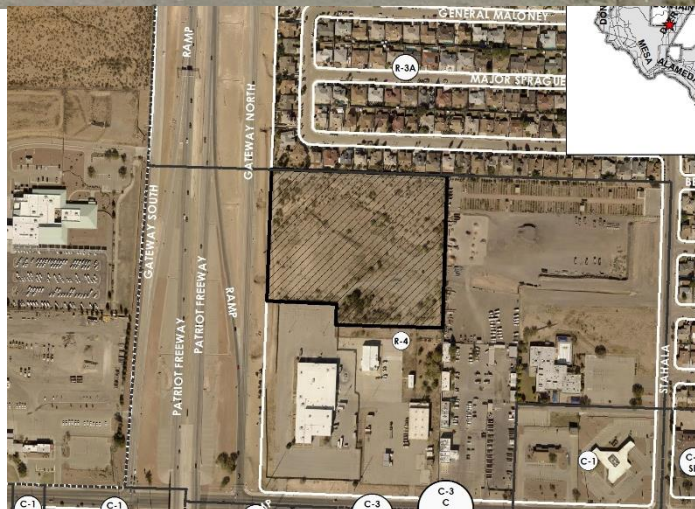




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Subject Property



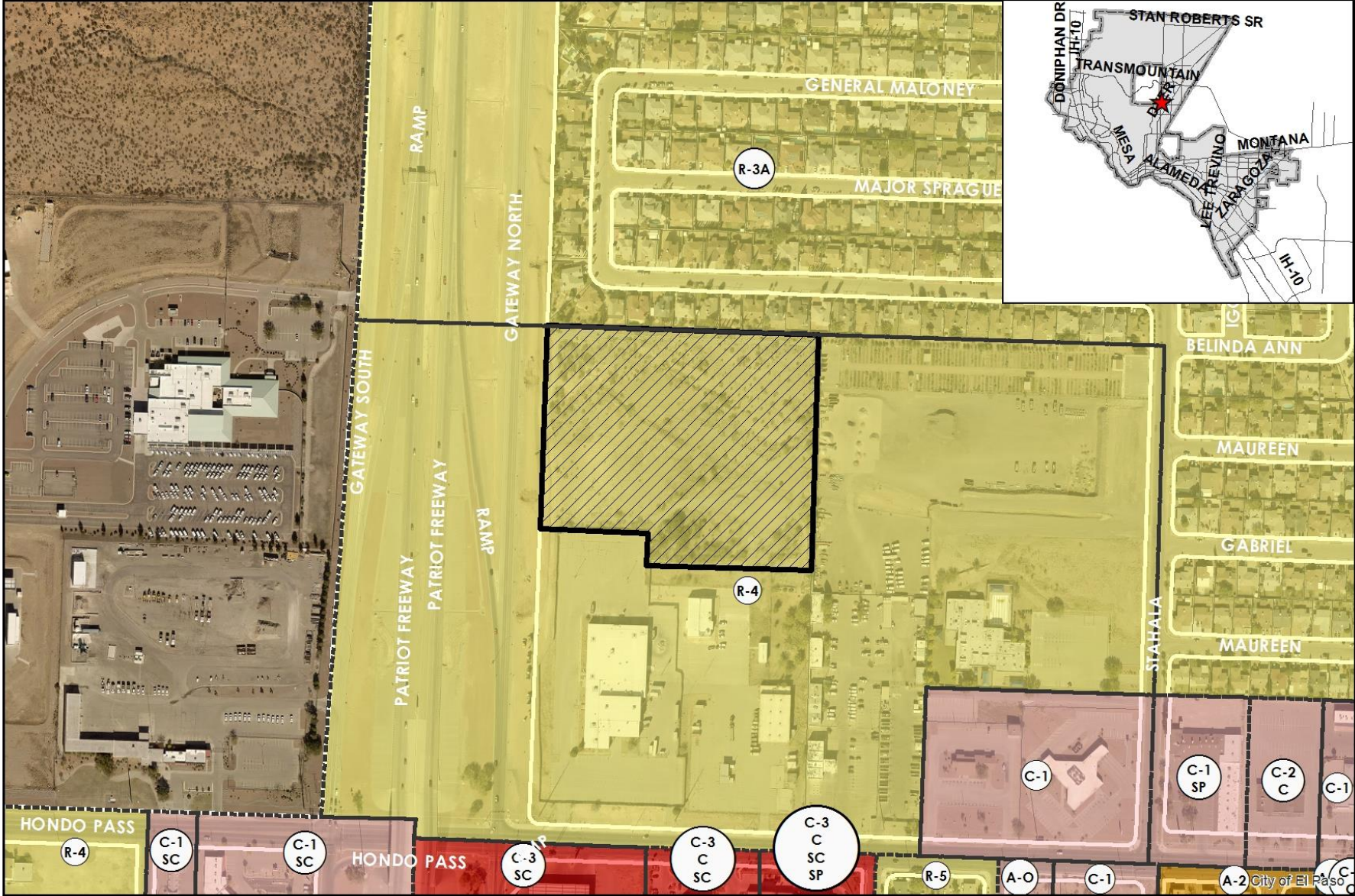


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Subject Property

0 150 300 600 900 1,200 Feet







The Planning Division recommends **denial** of rezoning the subject property from R-4 (Residential) to C-4 (Commercial). However, staff instead recommend to rezone from R-4 (Residential) to C-2 (Commercial) with the following condition:

*that a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*