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NEIGHBORHOOD PERSPECTIVE

The Rim-University Neighborhood Plan represents a unique opportunity for homeowners in the Rim-University Neighborhood to have a say in how the Neighborhood adapts to issues that arise from increased traffic, changes in property ownership, and the growth of nearby medical complexes and the University of Texas at El Paso. It offers a thoughtful strategy to protect the residential character of the Neighborhood while acknowledging the increasing demand by business owners and professionals to locate their offices here. It sets out in writing some simple guidelines that the neighborhood informally has lived by over the years and establishes design standards that will enable the Rim-University Neighborhood to remain one of El Paso's most interesting places to reside.

This Neighborhood Plan is the culmination of months of collaboration between the Rim Area Neighborhood Association, interested residents, and the City Planning, Research & Development Department staff. The need for the Plan became evident when the number of rezoning applications to convert old homes along Stanton Street to offices began to increase. For more than 30 years, the Neighborhood has opposed such changes, viewing them as incompatible with a peaceful residential existence. With each new application, the Neighborhood has been forced to mobilize its opposition and attend City Plan Commission and El Paso City Council meetings to voice concerns about plans to pave over yards, use alleys to access parking lots, and further intensify traffic.

Seeking a proactive way to protect the Neighborhood, the Rim Area Neighborhood Association has put in hundreds of volunteer hours to articulate its position in the development of this Neighborhood Plan, so that rezoning and permit applicants, Planning staff, the City Plan Commission, and the El Paso City Council can factor them into their decision-making processes from the outset, rather than face vocal opposition at the end. It is hoped that this plan will alleviate the necessity of multiple trips each year to City Hall to fight yet another rezoning application that threatens the livability of the Rim-University Neighborhood.

With this Neighborhood Plan, everyone will know at the outset what the rules are for those who wish to convert a home to an office or construct an outbuilding on property. It simply articulates what changes we want to promote and those that we think will cause the Neighborhood to decline. Besides land use, this Neighborhood Plan also guides decisions by property owners that affect the streetscape, harmony and diversity of design, building details, signs and lighting, landscaping, and maintenance. Everyone won't agree with everything in this Plan, but our consensus is that it is the best way to protect, promote, and enhance the Rim-University Neighborhood without getting overly involved in our neighbor's business. We have tried to strike a balance that works for all property owners, who along with the City of El Paso must adhere to these guidelines to preserve a neighborhood, that is worthy of protecting.

Submitted by:

Rim Area Neighborhood Association
Board of Directors

PURPOSE

On November 30, 1999, the El Paso City Council directed the City Planning, Research and Development Department to prepare a study of the Rim-University Neighborhood (the "Neighborhood"), which includes portions of subdivisions known as Alexander Addition, Rim Road Addition and Kern Place Addition. This action was initiated to address the following: (1) identify neighborhood issues in the context of rezoning applications submitted in the area; (2) undertake neighborhood planning as prescribed in the City's newly-adopted comprehensive plan, *The Plan for El Paso*; and, (3) develop a study area plan that addresses a proposed mixed-use area and examines the appropriateness of this designation in the Neighborhood.

Together with the leadership of the Rim Area Neighborhood Association (the "Association"), the City Planning, Research and Development Department began this neighborhood planning process and involved interested parties from the Neighborhood. The process was inclusive and in accordance with the recommendation for increased public involvement in the land development process.

The Rim-University Neighborhood Plan (the "Plan") contains the results of this neighborhood planning effort, and serves as a model development guide generated from strong civic leadership and effective public-private cooperation. The Plan is a tool to help conserve the Neighborhood's distinctive attributes by protecting and enhancing its significant characteristics and by responsibly regulating change.

The Plan creates both Guidelines and Design Standards. The Guidelines serve to provide ideas and recommendations while the Design Standards serve to regulate physical change, protect area investments, protect existing characteristics (architectural, cultural, etc.), and prevent incompatible new construction. Specifically, they have been established to preserve the unique character and identity of the Neighborhood. Finally, these Guidelines and Design Standards are meant to be utilized not only by professionals, but also by property owners who value the preservation of Neighborhood characteristics.

"These Guidelines and Design Standards have been established to preserve the unique character and identity of the Rim-University Neighborhood."

CITIZEN PARTICIPATION

The Plan was developed through a collaborative public involvement process. Various meetings were held throughout the plan development to involve everyone with an interest in the Neighborhood. Community stakeholders, including homeowners, businesses, neighborhood associations and other interested groups, were invited to attend and provide comment on issues important to the Neighborhood, including land use and neighborhood character, transportation, housing, environment, and arts and leisure. Public meetings were held at the City and in the Neighborhood to solicit input and identify goals and objectives of the Plan.

Members of the Association, in partnership with the City, took the primary lead in developing the plan strategy. The first Association work session was held on February 24, 2000 to provide information, prioritize issues, and gather support for the work underway. Hundreds of volunteer hours (including Board meetings) have been used to develop the document. The Plan was discussed at the Neighborhood's annual picnic in August 2000. This event provided a unique opportunity to highlight some of the items in the Plan, and to obtain more input from the Neighborhood. Public support for the neighborhood planning process was a consistent theme at all meetings and neighborhood events.

Subsequently, a final version of the Plan was distributed in January 2001 to each household and business within the Neighborhood. Numerous meetings with the Association Board of Directors and other property owners within the Neighborhood were held between February and March 2001 to gather final comments on the Plan. Overwhelming consensus was received from the Neighborhood, with over 160 letters of support of the Plan submitted which collectively represent more than 70% of the total land area within the Neighborhood. At the Association meeting held on April 9, 2001, area residents consented to the implementation of the Plan and requested that it be forwarded to the El Paso City Council for final consideration. A review by City departments, the Building & Zoning Advisory Committee, and the City Plan Commission was also held. By unanimous vote of the El Paso City Council, a determination was made that the Plan: (1) is consistent with the goals and policies as expressed in *The Plan for El Paso*; (2) will strengthen the use of the neighborhood planning process as relating to specific study area plans; and, (3) is an accurate reflection of the City's long term interests in safeguarding the Neighborhood's assets while addressing its needs.

NEIGHBORHOOD OBJECTIVES

The Objectives of the Plan are to:

1. Establish Guidelines that encourage property owners to take steps to preserve the Neighborhood's integrity, cultural identity and history.

2. Establish Design Standards that regulate actual changes to existing structures and new construction to ensure that the Neighborhood's significant attributes are preserved and enhanced.

3. Create and preserve neighborhood green spaces, parks, bike trails and walking paths.

4. Utilize the Association as a resource for planning, implementing and maintaining Neighborhood communication.

5. Provide for a zoning mix that allows light office and business uses in specific areas, so long as they support and complement residential land uses.

6. Encourage housing designs for new construction that are compatible with the Neighborhood.

7. Implement strategies to improve the accessibility of Stanton Street by public transit, bike and foot.

8. Improve the quality and maintenance of area streets, curbs, and sidewalks while emphasizing traffic safety within the Neighborhood through the use of traffic calming measures.

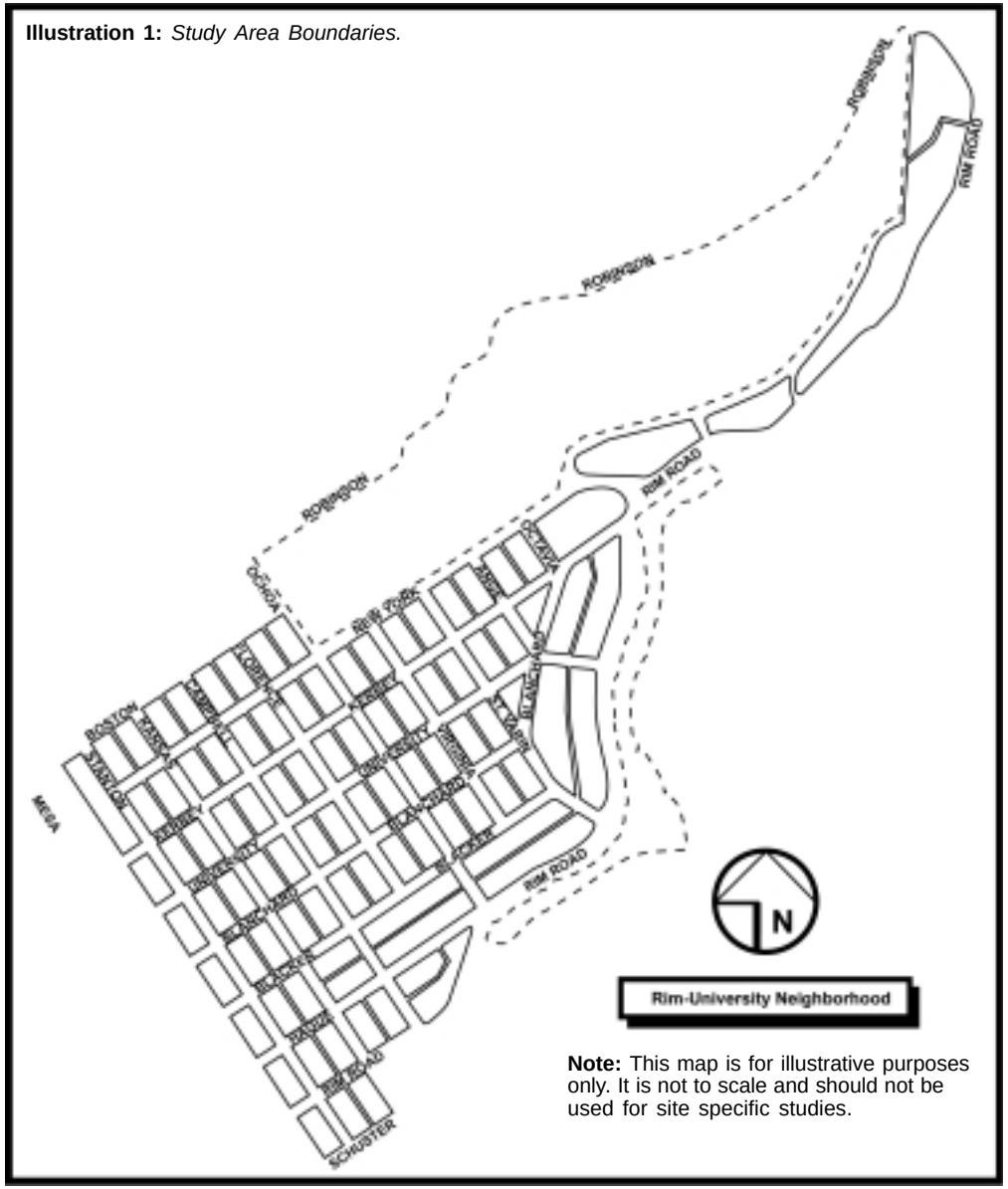
9. Implement parking regulations for new or redevelopment projects as well as make better use of existing parking facilities through shared usage by businesses within the Neighborhood, including use of on-street parking.

STUDY AREA

Sitting on the edge of a mesa that overlooks central El Paso and Ciudad Juarez, the Neighborhood is an established area with a rich history, unequaled in its natural and constructed features. The Neighborhood consists primarily of single-family detached dwellings.

Located within the Central Planning Neighborhood of the City, the Neighborhood is next to the foothills of the Franklin Mountains State Park. It is also situated east of Mesa Street (a commercial corridor) and the University of Texas at El Paso (UTEP) campus. As shown in Illustration 1, the boundaries of the Study Area are: the western boundary is the alley between Mesa and Stanton Streets; the eastern boundary is the area along Scenic Drive adjacent to the Mountain between Rim Road and Robinson Street; the northern boundary is the south side of Boston Street; and the southern boundary is Rim Road.

Illustration 1: *Study Area Boundaries.*



Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

History

First known as La Mesa, the Neighborhood was site of a train route for the delivery of lime from a quarry at the foot of the Franklin Mountains. It was also a community known as Stormsville, which was home to families and their farm animals trying to escape the ravages of a flooding Rio Grande River. Historians have also noted that the area was the site of a probable skirmish during the Mexican Revolution. In 1928, the present-day Neighborhood began taking shape when the Rim Road Development Corporation began platting the land. Adjacent subdivisions, including the Alexander and Kern Place Additions, were platted from 1919 to 1929.

In 1919, the first university in El Paso became part of the University of Texas System. Founded in 1913 as the Texas School of Mines and Metallurgy, the name was changed to Texas Western College and then to The University of Texas at El Paso (UTEP). The University continues to be a striking presence in the Neighborhood with its distinct Bhutanese architectural style.

The Neighborhood has several homes designed by some of El Paso's most influential architects, including Otto Thormon, Henry Trost, and Mabel Welch. The residences reflect great diversity of the larger community, ranging from craftsman, adobe, territorial and Spanish colonial. Scenic views of the downtown cityscape, three different mountain ranges, and Mexico add a special element to the Neighborhood. Its proximity to Downtown, the University of Texas at El Paso, the Franklin Mountains, and area schools make it a convenient place to live.

The Neighborhood is cohesive, with families having lived in the area for as many as four generations. Blacker Street within the Neighborhood - shaded by decades-old trees - has become a favorite spot for an annual neighborhood picnic that serves to strengthen the feeling of cohesiveness and community. Upper Tom Lea Park, within the Neighborhood, serves as a peaceful stopping place for strollers along Rim Road who can enjoy the view from this mesa. Upper Tom Lea Park is the pride of the Neighborhood and an example of how the area residents pulled together to work with the City to produce a jewel of a park for the entire community to enjoy. Due to its prime location, the Neighborhood remains a sought-after residential address for homeowners.

UTEP Campus building.

Historic Home situated on Stanton Street Corridor.

The City of El Paso Comprehensive Plan of 1980 noted the following:

"While the overall future of these residential neighborhoods appears secure, the City should reaffirm policies and programs to:

- Ensure that incompatible residential densities and commercial encroachment do not extend east of Stanton Street into the Neighborhood.
- Strictly enforce the zoning ordinance to deter illegal uses of the residentially zoned properties; and strictly enforce the housing building codes to prevent or correct the deterioration of residential properties.
- Adequately provide for future traffic circulation through the Neighborhood to avoid undue congestion."

The 1989 comprehensive plan – *The Plan for El Paso* – designated the Neighborhood east of Stanton Street as low density residential, which primarily permitted low-, medium-, and high-density residential housing. Other than these residential uses, this designation also permitted churches, schools, libraries, fire stations, neighborhood commercial, multi-neighborhood commercial, and community commercial. The Neighborhood west of Stanton Street was designated as a sector activity corridor.

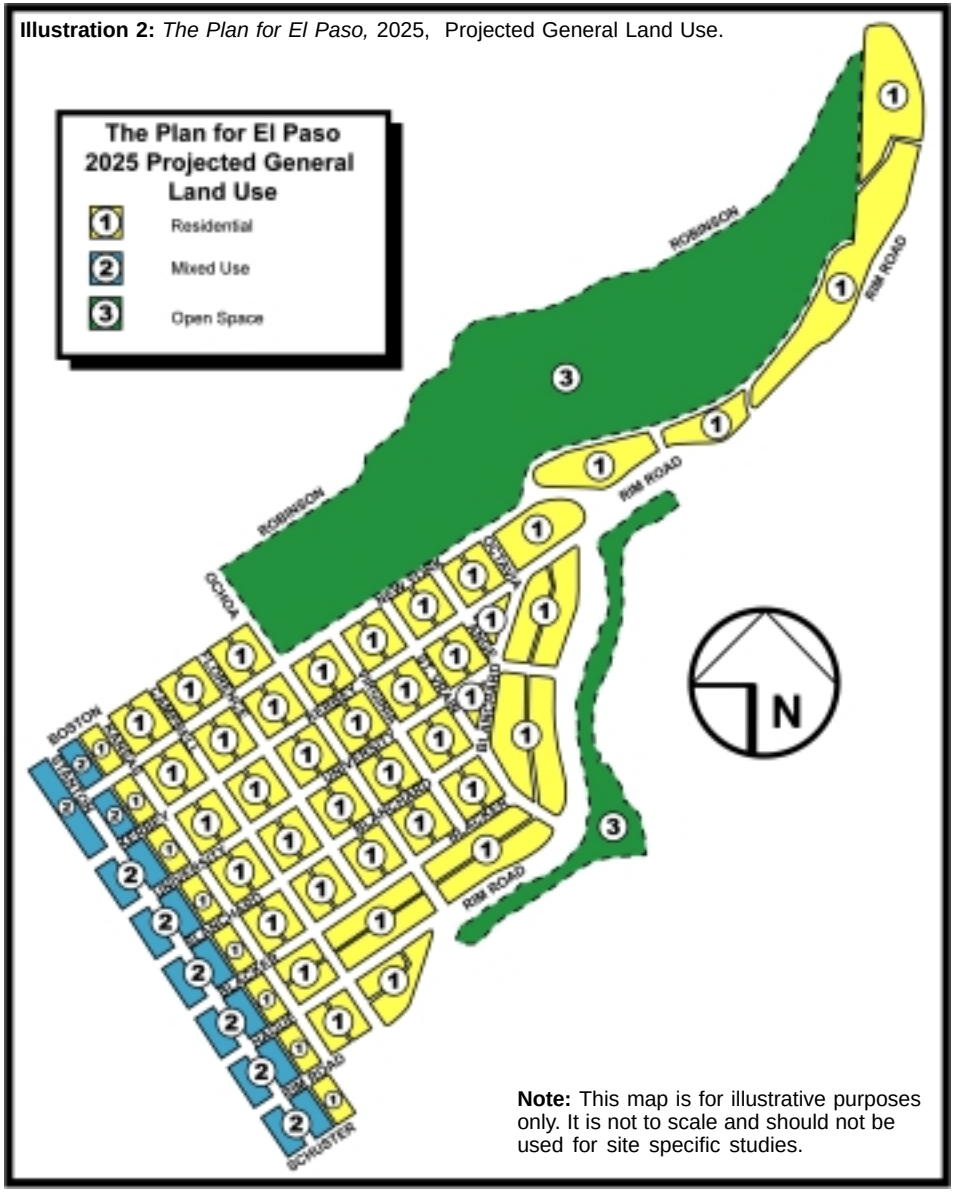
Under this designation, in addition to low-, medium-, and high-density residential housing, other uses permitted included churches, schools, libraries, fire stations, parks and recreational facilities, offices, and neighborhood and community commercial uses.

In 1998, the El Paso Comprehensive Plan was restudied at the direction of the El Paso City Council. Through the efforts of the Comprehensive Plan Advisory Committee, the advisory committee delegated the task of formulating a new community vision to the Year 2025, *The Plan for El Paso* was adopted on April 27, 1999. This revision designated the area of Stanton Street as a Mixed-Use corridor. (See Illustration 2 - *The Plan for El Paso*, 2025 Projected Land Use) Particular to the Neighborhood, designations include:

- Mixed-Use abutting both sides of Stanton Street.
- Residential uses from the alley east between Stanton and Kansas Streets.
- Parks and Open Space at Arroyo Park, the Rim Road Escarpment, and Upper Tom Lea Park.

The Association, recognizing that there is already an increasing mix of land uses in several areas along the Stanton Street Corridor, is concerned that any further conversion of residential properties to office or commercial use will have a negative impact on the Neighborhood. The Association desires that this Plan amend that portion of the current 1998 Comprehensive Plan as to the Neighborhood.

Illustration 2: *The Plan for El Paso,* 2025, Projected General Land Use.



Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

Existing Conditions

The Neighborhood has many location advantages. The Neighborhood is within a short driving distance to the downtown Central Business District and within walking distance to a large medical center and to the UTEP campus, both to the west of and adjacent to Mesa Street. Public transportation is also within walking distance. Many of the single-family dwellings have detached units that are frequently rented to college students who find the location close to the University appealing. Along Mesa Street, a number of strip developments serving the City on a regional scale have developed creating a heavy concentration of various commercial uses. The Neighborhood is also within walking distance to a number of schools including Mesita Elementary, St. Patrick's Elementary, El Paso Country Day School, El Paso High School, and Cathedral High School.

Many residents point out that their Neighborhood is a place where the next generation comes back to live, contributing to its stability and keen historical memory. In short, the character of the Neighborhood reflects the neighborhood design elements that many communities are embracing wholeheartedly once again. Specifically, the Neighborhood embodies residential stability and traditional neighborhood design. It is a pedestrian-oriented and socially interactive community with a strong neighborhood association that reflects diversity in age, race and income and fosters continued reinvestment by property owners. This Neighborhood is considered one of El Paso's "new urbanism" examples.

However, as has happened in many older traditional neighborhoods nationally, the periphery of the Neighborhood is being impacted by market forces drawn to commercialization similar to that along Mesa Street. Stanton Street, a minor arterial that forms one neighborhood edge, carries episodic traffic in peak hours particularly during the school year. This has the potential to erode the residential quality of the street. It is important that planning include provisions to protect the livability of Stanton Street so that despite the increased mix of uses - rather than strictly non-residential uses - the livability can be secured.

New Urbanism Basics

In the late 1980's, a new approach to the creation and revitalization of communities began to emerge in North America based on the development patterns used prior to World War II. The New Urbanism seeks to reintegrate the components of modern life - housing, workplace, shopping and recreation - into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework. New Urbanism is an alternative to suburban sprawl, a form of low-density development that consists of large, single-use "pods" all of which must be accessed by private automobile.

The major principles of New Urbanism are:

- *All development should be in the form of compact, walkable neighborhoods and/or districts with clearly defined centers and edges including public space - such as a square, green or an important street intersection - and public buildings - such as a library, church or community center, a transit stop and retail businesses.*
- *Neighborhoods and districts should be compact (typically no more than one quarter mile from center to edge) and detailed to encourage pedestrian activity without excluding automobiles altogether. Streets should be laid out as an interconnected network (usually in a grid or modified grid pattern), forming coherent blocks where building entrances front the street rather than parking lots. Public transit should connect neighborhoods to each other, and the surrounding region.*
- *A diverse mix of activities (residences, shops, schools, workplaces and parks, etc.) should occur in proximity. Also, a wide spectrum of housing options should enable people of a broad range of incomes, ages, and family types to live within a single neighborhood/district. Large developments featuring a single use or serving a single market segment should be avoided.*

Source: CNU Web Site

The section of Stanton Street (the 1900 to 2100 blocks) that passes through the Neighborhood has maintained a residential character despite a push for non-residential development from a few property owners. Longtime area residents see these rezoning attempts as threats to the residential stability that the Neighborhood has historically enjoyed.

A recurring concern for some Neighborhood residents is the spread onto Stanton Street of the "strip" aesthetics that dominate Mesa Street. Proposed land use conversion along Stanton Street is a point of conflict because of the effects that increased traffic and non-residential encroachment will have on the Neighborhood and its property values.

Land Use

The land use map identifies the existing uses of land within the Neighborhood as shown in Illustration 3. The mix of existing land uses is shown in Illustration 4, and the General Zoning of the Neighborhood in Illustration 5.

Illustration 3: *Current Neighborhood Land Usage.*

Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

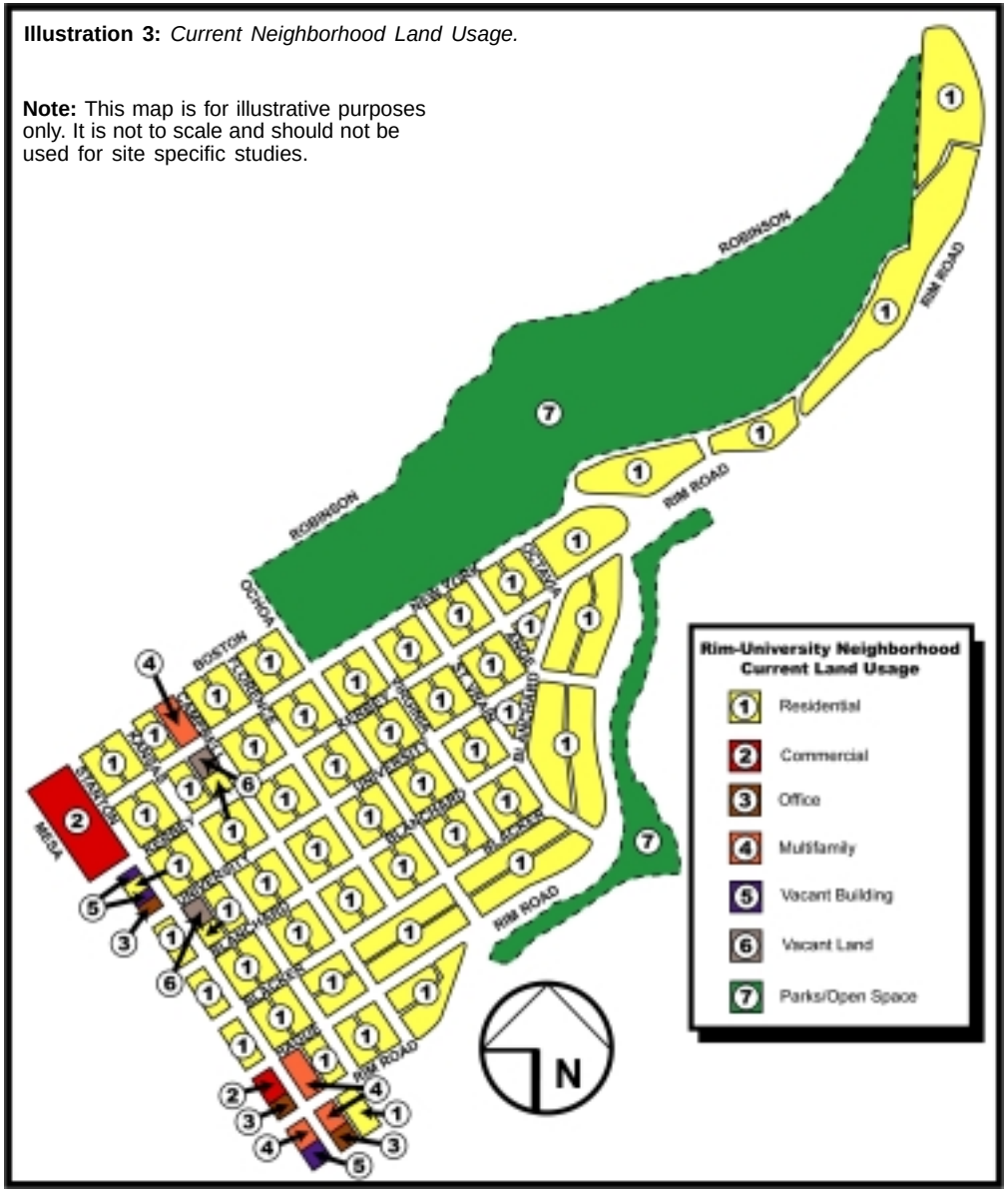
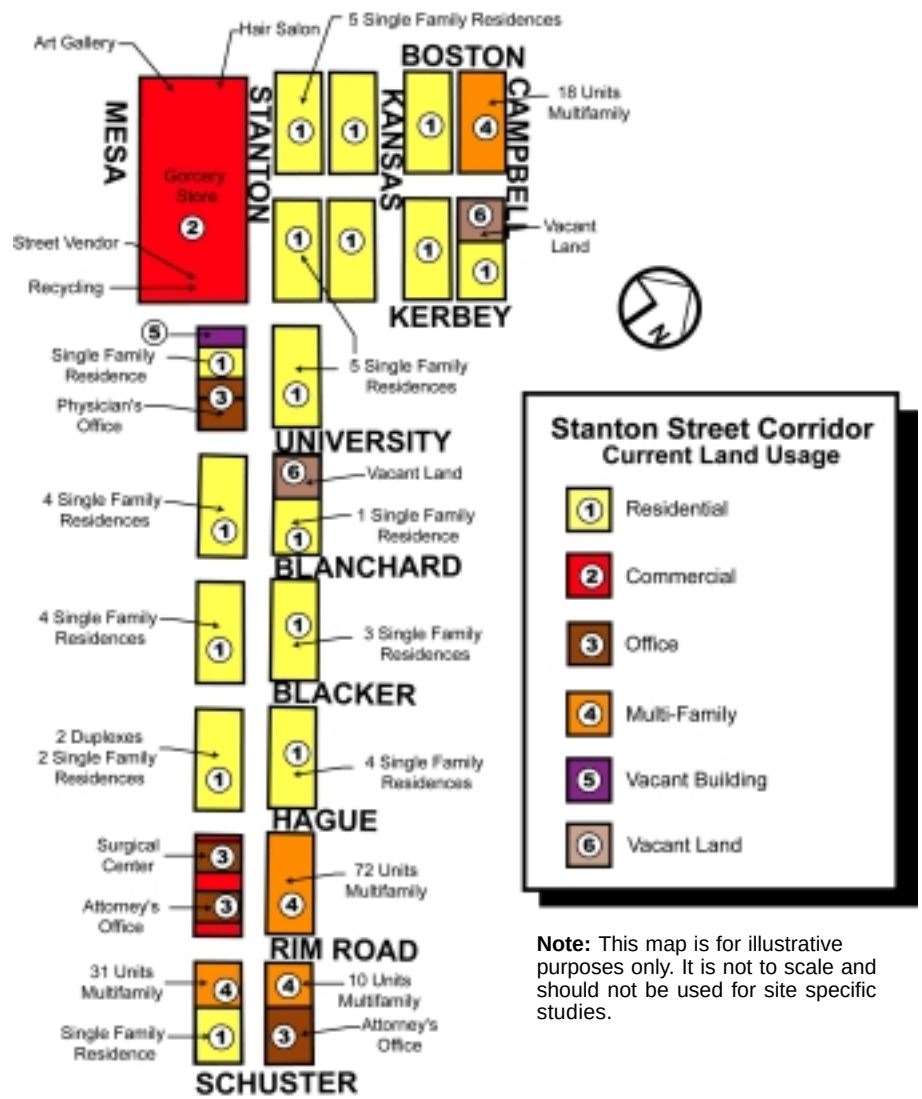


Illustration 4: *Stanton Street Corridor, Current Land Usage.*



Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

Zoning

The Neighborhood is primarily zoned R-4 (Residential) as shown in Illustration 5. This zoning district primarily permits single-and two-family dwellings. Additional zoning districts within the Neighborhood include R-3 and R-5 (Residential), A-2 and A-3 (Apartment), A-O (Apartment/Office), C-1 (Commercial), and S-D (Special Development). The minimum development standards for each zoning district are summarized in Table 1.

Illustration 5: *Current Neighborhood Zoning.*

Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

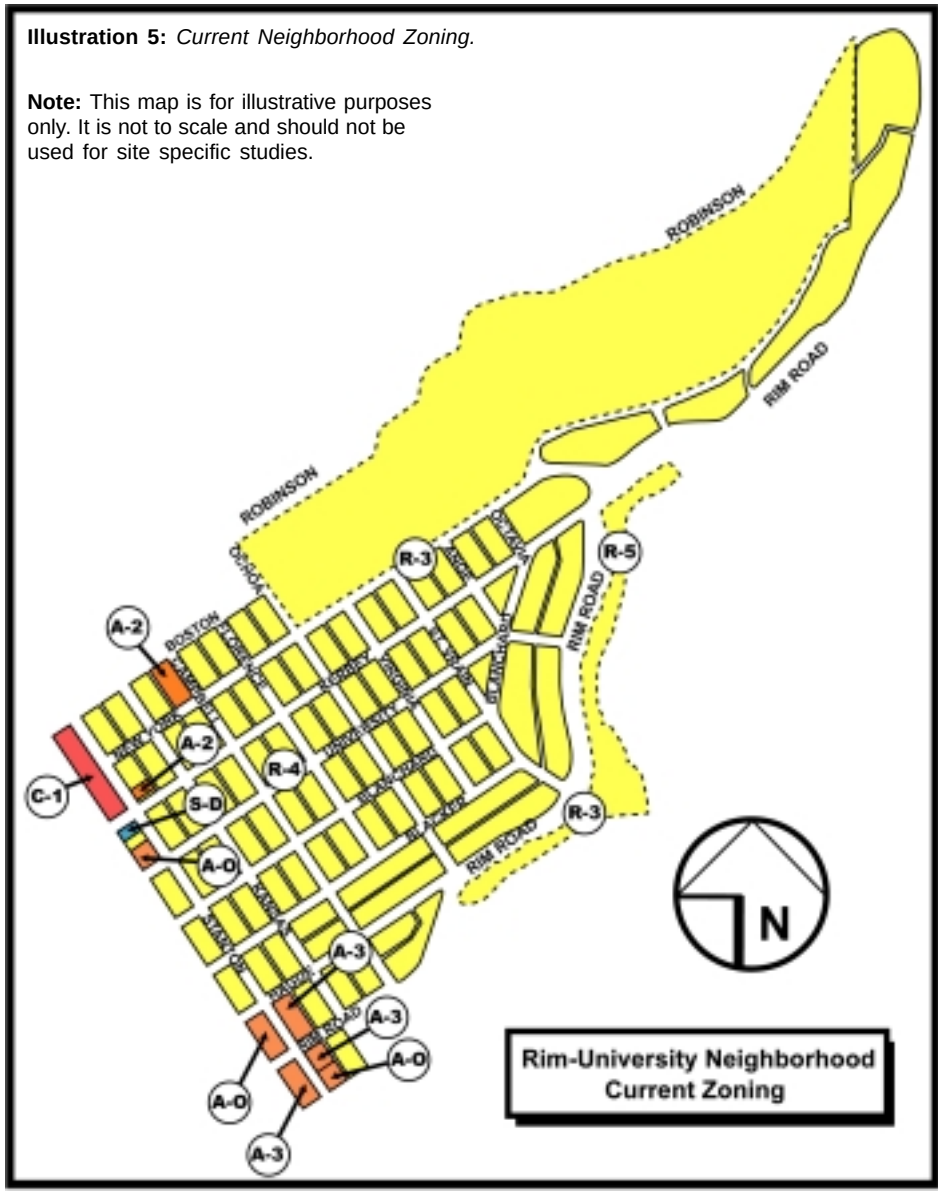


Table 1: *Minimum Development Standards, Current Neighborhood Zoning.*

District	Primary Uses	Development Standards
R-3 (Residential)	Single- family detached dwellings	· Minimum 6,000 sq. ft lot area · 60 ft. Average Lot Width · 90 ft Minimum Lot Depth · 25 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
R-4 (Residential)	Single- family detached dwellings	· Minimum 6,000 sq. ft lot area · 50 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Two-family dwellings	· Minimum 7,000 sq. ft lot area · 70 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
R-5 (Residential)	Single- family detached dwellings	· Minimum 4,500 sq. ft lot area · 45 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Two-family dwellings	· Minimum 6,000 sq. ft lot area · 50 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
A-2 (Apartment)	Single- family detached dwellings	· Minimum 4,500 sq. ft lot area · 45 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Two-family dwellings Multi-family dwellings	· Minimum 6,000 sq. ft lot area · Minimum 1,750 sq. ft. unit area · 50 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Boarding houses bed & breakfast establishments; philanthropic institutions	
A-3 (Apartment)	Single- family detached dwellings	· Minimum 2,400 sq. ft lot area · 40 ft. Average Lot Width · 60 ft Minimum Lot Depth · 20 ft Front Yard Setback · 20 ft. Rear Yard Setback · 4 ft (5 ft when abutting a street) Side Yard Setback
	Two-family dwellings Multi-family dwellings	· Minimum 4,000 sq. ft lot area · Minimum unit area of 750 sq. ft./ 500 sq. ft. for 3 or more stories · 50 ft. Average Lot Width · 80 ft Minimum Lot Depth · 20 ft Front Yard Setback · 20 ft. Rear Yard Setback · 4 ft (5 ft when abutting a street) Side Yard Setback
A-O (Apartment-Office)	Single- family detached dwellings	· Minimum 6,000 sq. ft lot area · 50 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Two-family dwellings Multi-family dwellings	· Minimum 6,000 sq. ft lot area · 50 ft. Average Lot Width · 90 ft Minimum Lot Depth · 20 ft Front Yard Setback · 25 ft. Rear Yard Setback · 5 ft (10 ft when abutting a street) Side Yard Setback
	Boardinghouses; offices; bed & breakfast establishments; philanthropic institutions	· Minimum unit area of 1,750 sq. ft.
C-1 (Commercial)	Multi-family dwellings; offices; daycare centers; retail shopping & personal service uses; philanthropic institutions; theaters; auto tune up; shops for service & repair of home appliance & office equipment; auto & light truck lubrication services	· Minimum 1,500 sq. ft. lot area; 29 units per acre maximum · 20 ft Front Yard Setback · 20 ft. Rear Yard Setback · 4 ft (5 ft when abutting a street) Side Yard Setback
S-D (Special Development)	Mixed use projects; Residential; C-1 uses	· Restricted to older neighborhoods · No minimum setbacks · Requires detailed site development plan pproval.

RECOMMENDATIONS FOR POLICY AREAS

This section of the Plan deals specifically with the elements vital to the long-range development of the Neighborhood. This section is divided into statements of Concerns, Policy Objectives, Guidelines and Design Standards. These components are addressed within each of three distinct policy areas of the Neighborhood. Each of these components is defined below:

Concerns are generalized descriptions of the principal conditions in the Neighborhood, which prompted the development of the Plan. They represent the stated views of the community members solicited from widespread input, and are used to describe future desired conditions within the Neighborhood.

Policy Objectives are the broad goals that the Association and other residents of the Neighborhood seek to achieve through this Plan. These Objectives guide the formulation of development strategies and contemplate a range of City actions to be taken over time. They serve only as described goal statements for future change, and are not mandatory directions. Considered comprehensively, the policy objectives affect the regulation that is necessary to carry out the Plan's purpose.

Guidelines are recommendations to persons who are subject to the Plan. They are not mandatory requirements, but are intended to encourage individuality, creativity and variety in architectural design while retaining compatibility with the Neighborhood. These Guidelines describe specific elements that are encouraged to attain the stated Policy Objectives, so that over time all development fulfills and reflects the valued livability of the Neighborhood.

Design Standards are mandatory requirements, which must be met by persons who are proposing new construction, reconstruction, or renovation of the exterior of existing buildings, or structures within the Neighborhood which have a Neighborhood Coservancy Overlay (NCO) designation approved by the El Paso City Council. These Design Standards are considered in the context of surrounding properties, and with an emphasis on promoting visual harmony and maintaining the unique character of the Neighborhood.

The Guidelines and Design Standards contained within this Plan shall be applicable to all properties designated NCO within the Neighborhood where new construction, reconstruction, or renovation of the exterior of existing buildings or structures is conducted on or after the date of adoption of this Plan by the El Paso City Council. Nothing in this Plan is intended to require any resident or occupant of the Neighborhood to change anything concerning their existing residence or building. This Plan is intended to only apply to new construction or improvements to existing construction.

Notwithstanding anything to the contrary in these Design Standards or the Plan, if a property that is currently zoned and used for non-residential purposes on the date of adoption of the Plan ("Non-Residential Property") located within the area governed by the Plan undergoes reconstruction or renovation of the exterior of existing buildings or additions to existing buildings (as the Plan does not apply to interior renovations), such Non-Residential Property shall not be required to meet any Design Standards and shall be deemed in conformance with the Plan for purposes of complying with Section 20.04.320 (Special permits and site development approvals) of the El Paso Municipal Code and as may be subsequently amended.

The above-referenced exception to the application of the Plan shall also apply regardless of a change in use or occupancy of a Non-Residential Property so long as the change in use is to a use allowed under the applicable zoning designation of the property on the date of adoption of the Plan. Neither changes in use or occupancy as contemplated by Section 18.02.101.5.2 or renovations as described in Section 18.02.101.5.1 of the El Paso Municipal Code, and as may be subsequently amended, will trigger any requirement that the Non-Residential Property or owner comply with the Design Standards. Further, nothing contained in the Plan shall prohibit the owner of a Non-Residential Property from acquiring or expanding from an existing building wall onto an adjacent Non-Residential Property or prohibit the use of the same for either the expansion of the present Non-Residential Property or for off-street parking for such an expansion.

The protections provided herein to a Non-Residential Property shall run with the land and inure to the benefit of subsequent owners so long as the property remains non-residential. However, should a single lot Non-Residential Property be demolished for the purpose of constructing a new structure or improvement on the site (i.e., not as an expansion of an existing, adjacent structure), the new structure or building and the property shall be subject to and shall comply with the Design Standards. These provisions shall take precedence over and control any contrary provisions contained elsewhere in the Plan.

For purposes of clarity on the applicability of the Design Standards to Non-Residential Property, the following examples are provided:

Example One

Assume an existing Non-Residential Property has parking in the front yard setback at the date of adoption of the Plan. Assume further that the signage located on such existing Non-Residential Property exceeds the size limitations in the Design Standards. If the owner of such existing Non-Residential Property expands its current facility by building a second story, and changes the name of its operation, thus requiring a new sign, the Design Standards would not apply, although would be subject to the sign provisions of Title 20 (Zoning) of the El Paso Municipal Code. For example, such Non-Residential Property will not have to reduce its signage to meet the two square foot standard contained in the Design Standards (nor may such owner increase the size of the existing sign), nor will it have to cease parking in the front yard setback.

Example Two

Assume that an existing Non-Residential Property owner presently owns or acquires the adjacent Non-Residential Property and constructs an expansion from an existing building wall. The property owner would be able to completely tear down either of the existing structures for the purpose of building expansion or providing off-street parking, without being required to comply with the Design Standards.

Policy Areas

The Policy Areas contribute to the Neighborhood character differently and call for separate recommendations. These Policy Areas are: the Stanton Street Corridor, the Residential Core, and the Open Space Area (known as Arroyo Park, the Rim Road Escarpment, and Upper Tom Lea Park). The Stanton Street Corridor accounts for the blocks of Stanton Street within the Study Area from Schuster Avenue to Boston Street designated as Mixed-Use by *The Plan for El Paso*. The Residential Core is the interior of the Neighborhood, a solidly residential area developed using traditional neighborhood design with beautifully landscaped and maintained front yards and parkways. The Open Space Area is green spaces that contribute to the beauty and attractiveness of the Neighborhood. A map depicting the three Policy Areas appears on Illustration No. 6.

Illustration 6: *Neighborhood Policy Areas.*

Note: This map is for illustrative purposes only. It is not to scale and should not be used for site specific studies.

Concerns and Policy Objectives

Stanton Street Corridor

Concern No. 1: ***Stanton Street Conversions.***

The reduction of residential uses along Stanton Street because of increased traffic and commercial encroachment has the potential to threaten the viability of one of El Paso's oldest neighborhoods. The issue of most concern for the Neighborhood is encroachment of office and commercial uses along Stanton Street into areas that are currently used for residential purposes. The Neighborhood fears that conversions from residential to non-residential uses may invite a tide of additional rezoning applications that may adversely affect the Neighborhood's residential charm. The conservation of the residential appearance of the Corridor, even when uses other than residential are located on this corridor, needs to be addressed.

Objectives:

- Maintain current housing opportunities along Stanton Street.
- Encourage development of more residential use, including rental units.
- Encourage mixed-usage of buildings that promote small-scale offices at ground floor level, and housing opportunities on upper floors.
- Prohibit uses that require major alteration or expansion of existing buildings, that require new construction of a size that is incompatible with existing structures, that require multi-story multi-tenant spaces, or that require extensive parking requirements.
- Minimize vehicle/pedestrian conflicts by maintaining and developing uses that encourage pedestrian and bicycle traffic.
- Limit the uses on Stanton Street to those that serve the immediate Neighborhood and contribute to the functional identity of Stanton Street as a pedestrian and bicycle-dominated roadway.
- Exclude from permissible uses those that are intrusive or a nuisance to the Neighborhood, such as uses that generate more vehicular traffic or require large parking areas.

View of a portion of the Stanton Street Corridor.

Appropriate Mixed-Use. Photography studio with residential above.

"Residential Mixed-Use: Mixed-use is a term that describes the delicate balance of allowing certain compatible uses at the margins of residential neighborhoods that complement rather than detract from the neighborhood and that encourage people to move into and not away from the neighborhood."

Historic home located on Stanton Street which defines the edge of the neighborhood.

- Exercise site-specific land use regulation in order to achieve the balance and focus of a residential mixed-use.

- Encourage on-street parking as an alternative means to accommodate required customer parking for small-scale office and commercial establishments.

- Consider the scale and intensity of uses as well as their impact when selecting the types of uses that can be permitted in the Neighborhood.

- Encourage owners of residences that are converted to office or other non-residential uses to make such minimal changes to the interior and exterior of buildings that will enable the structure to be reasonably reconverted to a residential use at some point in the future.

- Create regulations for Stanton Street that conserve the residential character of this corridor as limited commercial and office use is permitted in certain blocks through a mixed-use designation.

- Maintain that portion of Stanton Street between Rim Road and University Drive as a unique gateway into the Neighborhood.

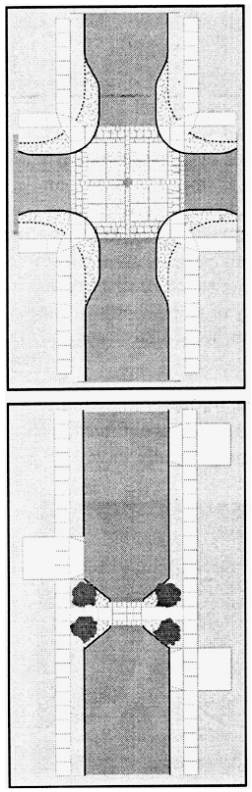
Concern No. 2: ***Stanton Street Traffic.***

The amount and speed of traffic on Stanton Street is an important consideration. Stanton Street functions as a reliever street for Mesa Street and as an alternate route to reach the downtown Neighborhood. There is no current traffic mitigation plan proposed for Stanton Street by the City. Unless Stanton Street is made more pedestrian and bicycle friendly, and unless traffic calming measures are implemented, traffic will likely increase. This runs counter to the philosophy of new urbanism.

Objectives:

- Create regulations to slow and reduce traffic, improve separation of vehicular and pedestrian traffic and increase safety along Stanton Street through development and implementation of a traffic calming study and a Stanton Street Improvement Corridor Plan.

- Implement a streetscape program along Stanton Street as part of an Improvement Corridor Plan.



Street calming methods.
Mid-Block Choker

• Encourage regional improvement plans and implementation through collaboration with the Kern Place and Mission Hills neighborhoods and other residential, educational and business uses along Stanton Street to extend the Improvement Corridor Plan from Yandell Drive to the end of Stanton Street.

• Implement elements of a Stanton Street Improvement Corridor Plan, which may feature guidelines for landscaping, pedestrian accessibility, neighborhood transit stops, on-street parking, signage, bicycle parking and lanes, and traffic calming measures, to make the street more cohesive and functional as a mixed-use corridor.

• Redirect existing through-traffic onto Mesa Street, where possible, to minimize the impact of vehicular traffic on the Neighborhood through a redesign of this arterial corridor.

• Use within the public right-of-way - such as at intersections - an architectural style contextually compatible to the Neighborhood as a unifying theme for the streetscape.

Residential Core

Concern No. 1: ***Streetscape Conservation.***

Preservation of the streetscape is important to retain the Neighborhood character. In addition, how new structures fit into the existing Neighborhood is also a consideration. New construction, which includes additions to existing buildings, should be consistent with existing development.

Objectives:

• Create a City Neighborhood Conservation Overlay and adopt the Neighborhood's Guidelines and Design Standards to preserve the features that give the interior of the Neighborhood its traditional charm by focusing on the streetscape elements.

• Protect the suburban character of the Neighborhood interior through land use policies that limit uses to low density residential development.

• Use open space as an integral design component to provide attractive views and visual relief from developed areas and to promote natural environments, buffer land uses, and create a network of functional open space with adjacent properties.

Maintains the traditional setback and is built with compatible materials.

"Streetscape: A design term referring to all of the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs and lighting."

Concern No. 2: ***New construction and renovation.***

Diverse architectural style lies at the heart of the Neighborhood's distinctive character. Alteration and new construction should respect and enhance Neighborhood compatibility. As property values in the Neighborhood begin to justify the teardown of existing traditional homes, it is imperative that the new construction maintains the rhythm and alignment of the adjacent properties. New construction should avoid the "curb to curb" approach (build-out to leave only the minimum legally required setbacks) that leaves little to no open space and is not in proportion to the lot and/or adjacent homes.

Objectives:

- Ensure that all-new construction and additions to existing structures preserve and enhance the streetscape.

- Respect the integrity of existing buildings by ensuring that any new construction is compatible in size and in proportion with the dominant proportions of existing buildings. This is especially important because the proportion of a group of structures defines a pattern called streetscape. Streetscape helps to establish the architectural character of a neighborhood.

- Develop guidelines to insure that new construction, addition to and renovations of existing structures are consistent with the architectural designs of residences in the Neighborhood.

Open Space Area

Concern:

Protection of Arroyo Park, the Rim Road Escarpment, and Upper Tom Lea Park.

Arroyo Park consists of approximately 60 acres of mostly undisturbed desert vegetation that serves as a watershed off of the Franklin Mountains. On August 15, 2000, a Resolution of the El Paso City Council declared Arroyo Park a Natural Area Site to protect its natural resource value and provide recreational opportunities consistent with protecting such values. This park is one of the nicest "secrets" of the Neighborhood since until it is hiked or biked, one cannot know how special it is. Arroyo Park is used every week by hundreds of Neighborhood residents who, within one or two minutes from their home, can enjoy nature and have a safe and large expanse to walk their pets, hike, jog and mountain bike. For mountain bikers, it serves as a connecting link from Ochoa Street to the mountain bike trails of the Franklin Mountains. At the eastern edge of the City-owned park land are several privately owned lots that are often mistaken as part of Arroyo Park.

Diverse architectural styles.

The Upper Tom Lea Park is a beautiful neighborhood park with colorful desert landscaping that serves as a focal point off Rim Road. This Park is a popular destination of the entire El Paso community and tourist sector, and is even the frequent site of tour buses and newscasts. Because of this Park's size and location, it should accommodate primarily passive usage. The character and beauty of the Neighborhood and community-supported Upper Tom Lea Park should be preserved and extended along the Rim Road Escarpment.

View of Upper Tom Lea Park.

The Rim Road Escarpment is that land along the edge of Rim Road next to the cliff that forms the southern boundary line of most of the Neighborhood. It is to the south of the Rim Road sidewalk that is used by Neighborhood residents for morning, afternoon and evening walks that include a breathtaking view of the City. Some hikers and joggers prefer to use this escarpment area as opposed to other hard paved surfaces. The escarpment is minimally landscaped, and several areas are suffering from serious erosion that need attention. Along this escarpment, signage and other public structures (such as trash receptacles) that can interfere with the spectacular view of the downtown area and neighboring Ciudad Juarez, need to be rigorously limited to retain the view shed asset for the greater community.

Objectives:

- Maintain Arroyo Park as a naturally landscaped area for passive recreational uses, as well as for natural drainage in the Neighborhood.

- Organize conservation and improvement efforts of open and public space for recreational uses to promote community identity, pride, and tradition.

- Improve the Rim Road Escarpment to prevent further erosion, and provide additional permeable paving, landscaping, and bicycle and jogging paths along the escarpment, and connecting through Schuster Avenue onto the Rio Grande Riverpark, as set forth in the Bikeway Plan.

Homes bordering the Arroyo Park.

GUIDELINES

The following Guidelines are applicable to all Policy Areas of the Neighborhood.

1. Building Setback and Site Development

(a) Property owners are encouraged to consult with the Association at a pre-design stage to facilitate an exchange of information, and to answer any questions as to the requirements of this Plan.

(b) Buildings should be designed to relate to and take advantage of the natural slope of the land, significant existing vegetation, and any other natural site attributes.

(c) Streetscape and setbacks should be used as tools to bring continuity to the existing mix of uses.

(d) New construction should strengthen site-specific or Neighborhood design attributes by framing views, enclosing open spaces, or continuing particular design features or statements. For example, if native vegetation or a large tree is on a lot, attempts should be made in the design to retain it.

(e) Where provided, the location of off-street parking should be determined by its impact on neighboring residences. Generally, off-street parking should be located at the rear of buildings and shall be accessible by means of residential-style driveways, preferably from the side streets or alleys.

(f) Parking lots and vehicles should not be allowed to dominate or otherwise diminish the streetscape aesthetic.

(g) The streetscape of the Neighborhood is enhanced by the absence of vehicles and garages. For this reason, special consideration should be given to the design of driveways and parking areas.

(h) Grading should be minimized to retain the natural terrain or contour of a lot. Any plan that involves grading should take adjacent properties into consideration.

Small cottage style home.

Diversity of style with garages located in the rear.

Monotony of design dominated by garages.

Minimum grading creates interest.

2. Architectural Styles and Materials

(a) Building facades should be designed to provide visual interest to the streetscape by encouraging character-defining features.

(b) Building additions should complement and balance the overall mass and composition of the existing building.

(c) If a home is a different height than the neighboring homes on the same block face, a transitional element, such as a roofed porch, should be incorporated into the facade to make the structure compatible with its surroundings.

(d) New construction should be limited to one architectural style and all materials should be authentic and compatible to that style.

(e) Visible construction joints should be kept to an absolute minimum consistent with good building practices.

(f) Garages, storage buildings, and outbuildings should conform to the character of the Neighborhood and shall be harmonious with neighboring structures if visible from the street or by immediate neighbors.

(g) Brick, stone, or natural materials should be left in their natural state.

(h) Materials and finishes should be selected for their durability and wear as well as for their aesthetic qualities.

(i) Dominant features are not encouraged in a building design, however one (1) may be integrated in the design (e.g., tower or rotunda).

(j) Consideration should be given to the style of the building when selecting structural and decorative elements. Consideration should also be given to the manner in which those elements are used, applied, or joined together. Traditional finishes, such as stucco with a hand-troweled finish, should be considered.

Maintains the established scale of the Neighborhood.

Does not maintain the established scale of the Neighborhood.

Outbuilding in same style as residence.

Inappropriate home which every other brick is painted flourescent purple.

(k) Facade renovations should not destroy or cover original details of a structure that are vital to its proportion or integrity.

(l) Building additions should reflect existing buildings in scale, materials, and window form. Facade renovations should use the same materials whenever possible as that in the existing structures. When use of the same materials is not possible, deviations from the original should be minimized.

(m) The relationship of mass-to-void should be appropriate to the style of the building. Mass refers to walls and voids refer to windows or other open space.

(n) Evaluation of architectural design should be based on the quality of design and relationship to its surroundings.

(o) A human scale should be achieved at ground level, at entryways, and along street frontages through the use of windows, doors, columns, canopies, and/or usable porches. Grandiose dimensions should be avoided.

Functional porch, which enhances street character.

3. Front Yards

(a) Front yards should be reserved primarily for landscaping and necessary walks and drives.

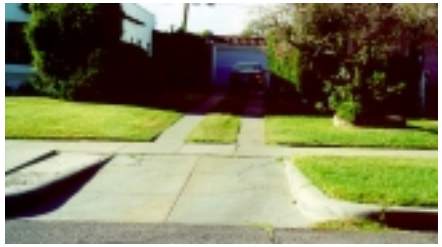
(b) The driveway should be located along the side of the structure whenever possible.

(c) Any circular driveway should take up the least amount of paved area possible. Landscape screening should be incorporated where possible.

(d) Ribbon driveways are encouraged. Ribbon driveways are paved parallel tracks with an unpaved space in between each track. Each track should be no wider than two (2) feet.

(e) Asphalt on any part of a lot is discouraged. Appropriate paving materials include concrete, brick, cut-stone, pavers or natural rock. If concrete is selected, the traditional Neighborhood pattern should be considered.

Landscaped driveway.



Ribbon driveway.

Creative parking structure.

Side yard with appropriate gate and wall.

4. Fences

(a) The visual prominence of fencing and walls should be minimized by using colors and materials that blend with and enhance the appearance of the building(s) on the property.

(b) Fencing, when used, should be incorporated into the overall building design. Construction of new fences and replacement of older existing fencing should be of compatible materials that complement the building. The fencing should not disturb the continuity of the streetscape.

5. Lighting

(a) The visual impact of exterior lighting onto adjacent properties should be minimized by the use of low level unobtrusive fixtures.

6. Signage

(a) Signage should be kept small-scale to complement the residential character of the Neighborhood by reducing their number and size.

7. Maintenance

(a) All reasonable measures should be taken to protect structures from damage and deterioration caused by weather, neglect, and vandalism.

8. Landscaping, Screening and Open Space

(a) A mixture of flowering deciduous and evergreen trees is desirable for screening cars and to provide color, shade, and textural interest year-round. Water-conserving and indigenous vegetation is encouraged. (See Desert Bloom, A Sunscape Guide for Plants for a Water Scarce Region, published by the El Paso Water Utilities).

(b) If gravel is used, enough vegetation should be present so that three (3) years after planting it is the dominate feature of the landscape, instead of gravel.

Landscaped residence.

Appropriate xeriscaped residence.

DESIGN STANDARDS

Residential Uses

1. Building Setback and Site Development

(a) All excess soil resulting from site grading shall be removed from the property.

(b) Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.

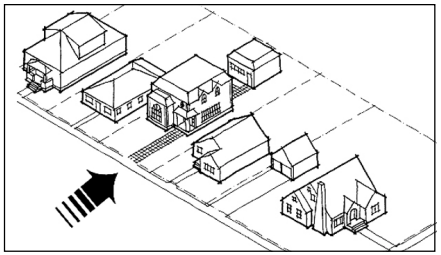
(c) Except for Block 2, Rim Road Addition, all new construction shall maintain the traditional front yard setback within the block face. The front yard setback within Block 2 shall be the current legal setback. In areas other than Block 2, Rim Road Addition, if a discrepancy exists between the traditional front yard setback and the current legal front yard setback, the traditional front yard setback shall prevail. The traditional front yard setback is the least restrictive front yard setback on a particular block face; provided, however, the actual front yard setback on Lot 3 and the south one-half of Lot 4, Block 5, Rim Road Addition, shall not be used to determine the least restrictive setback within Block 5. The use of the historical setback is not intended to prohibit front yard additions to an existing residence that fill in and/or extend from recessed areas so long as the additions do not protrude beyond the historical setback of the block.

2. Architectural Styles and Materials

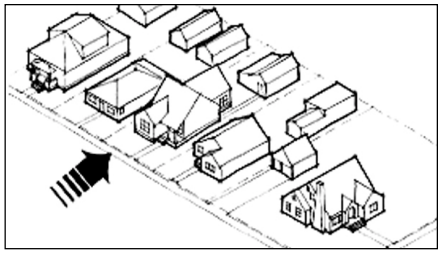
(a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

(b) The use of shapes, exterior wall colors, and design features which are substantially different from the shapes, exterior wall colors and design features in the Neighborhood shall not be permitted.

(c) Pop-out stucco surrounds shall be prohibited.



Inappropriate infill.



Maintains uniform side and front setbacks.

Inappropriate pop-out stucco surrounded by excessive construction joints.

Details appropriate to the style.

(d) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.

(e) Trash containers, mechanical equipment and utility hardware on new construction shall be located at the rear of the lot or alley or screened from public view.

(f) Garages shall not be located on the front facade unless site constraints make compliance with this standard impossible, in which case the garage located on a front facade shall not be a dominant feature.

3. Roofs

(a) Mechanical equipment and utility hardware on new construction shall be screened from public view.

(b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.

4. Front Yards

(a) The only paved areas (asphalt, concrete, brick, stone or similar materials) in the front yard shall be for necessary driveways and walkways.

(b) A newly constructed driveway shall not abut an existing driveway. The minimum separation shall be a two (2) foot landscaped buffer.

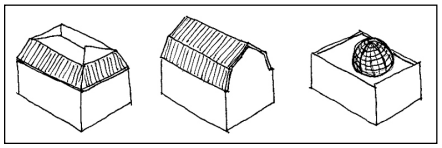
5. Fences

(a) Fencing shall be complementary to the character and style of the residence.

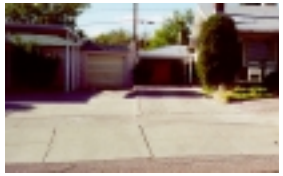
(b) Chain-link and uncoated or untextured cinder block fencing shall not be permitted, except in the rear or side yards so long as it is not visible from the front of the residence.

6. Lighting

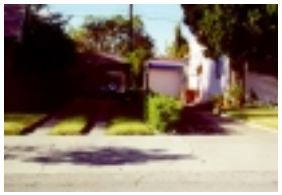
(a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.



Inappropriate roof forms; mansard, gambrel, and dome.



Inappropriate abutting driveways without a landscape buffer.



Appropriate abutting driveways with landscape buffer.

Chain-link fencing is prohibited.

Appropriate residential light fixture.

(b) Exterior lighting fixtures shall be located, aimed and shielded as to prevent unreasonable light spill on adjoining properties.

(c) Only one (1) freestanding light fixture shall be permitted. It shall be residential in character and a maximum of seven (7) feet in height with a single globe.

Murals should be for homeowner's personal enjoyment and screened from public view.

7. Paint and Color

(a) Metallic and fluorescent colors are not permitted.

(b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.

Appropriate size and style of sign.

8. Signage

(a) The only permanent signs shall be residential house numbers and name signs. Name signs shall contain only the names of the owners or occupants. Signs shall not exceed one (1) square foot.

(b) Signs shall be compatible with the architectural style of the residence.

9. Maintenance

(a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

10. Landscaping, Screening and Open Space

(a) Yard areas in public view shall be landscaped.

(b) Gravel without vegetation shall not be permitted in yards visible from public view.

Graveled yard without appropriate vegetation.

Non-Residential Uses

The Design Standards regulating Residential Uses also apply to Non-Residential Uses and are incorporated into this section by reference to the extent that they are not in conflict with these Design Standards. Because the Non-Residential Uses allowed in this Plan are to be Neighborhood-serving, the following additional Design Standards apply to Non-Residential Uses.

1. Lighting

(a) Lighting shall be of a design, quantity and size compatible with the building and adjacent areas and shall not diminish the aesthetic design of the building, create a hazard for motor vehicle drivers and/or pedestrians, or unreasonably disturb neighbors.

(b) Light shall not spill onto adjacent properties and excessive brightness shall be avoided.

(c) No neon, flickering or flashing lights shall be permitted.

2. Signage

(a) Signs shall not obscure significant architectural features of a structure. The material shape, color, design and lettering of all signs shall be compatible with the style and period of the structure and Neighborhood as a whole.

(b) Signs shall be used only to identify the property's address and business name.

(c) Only one (1) on-premise business sign shall be permitted. It shall be no larger than two (2) square feet and the width shall not exceed the length by fifty (50) percent. All signs shall be wall mounted, nameplate style, and shall not project more than two (2) inches from the surface of the building. Signs shall be mounted on the first floor.

(d) The following sign types are prohibited: roof top; banners; flashing, flickering, or moving signs; temporary signs; display window signs, including those painted on the glass; awning signs; and illuminated signs.

Office maintains front yard and residential character.

Architectural features covered by large signs.

Appropriate office with small sign.

3. Parking

(Note: The intent of this section is to minimize the impact of the vehicles that utilize the non-residential properties in the Neighborhood. Homes that are converted to office uses should incur such minimal changes to accommodate parking that they may someday revert back to residential uses. The following standards address both off-street parking where provided and on-street parking requirements.)

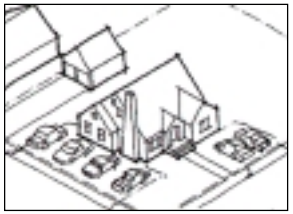
(a) Transition areas between any off-street parking and structures shall be improved with landscaping.

(b) Parking lot layout, landscaping, buffering, and screening shall prevent direct views of parked vehicles from streets and sidewalks.

(c) Parking areas and lights shall be located so as to avoid unreasonable light spillover, glare, noise, or exhaust fumes onto the adjacent properties.

(d) Parking shall be prohibited in front yard setbacks.

Office with screened parking in the rear.



Innappropriate on-site parking.

Appropriate on-street parking.

Inappropriate parking in front yard.

IMPLEMENTATION

The Plan provides factual information, statements of Concerns, Policy Objectives, Guidelines and Design Standards, which will enable the City to further regulate construction in the Neighborhood. The Plan is a component in the on-going planning process that will provide additional guidance with respect to the growth and physical development of the Neighborhood. The Plan will be useful only to the extent that it is implemented. Implementation will occur once owners of property within the Neighborhood trigger the review process and the City takes action under the Plan. The processes used to implement this Plan fall into two major categories: those applied to the development and use of private property, and those concerned with public property and public services. Specifically, the Plan will be implemented as follows:

1. Adoption of the Plan as a specific study area plan that is integrated into *The Plan for El Paso.*

This step requires approval of the Plan by the Association and other interested property owners of the Neighborhood. This should be followed by formal adoption of the Plan as a specific study area plan by the El Paso City Council. This will ensure that the Plan will become part of the planning policy of the City, and amends the City's 2025 comprehensive plan as to this Neighborhood.

2. Creation and establishment of a Neighborhood Conservation Overlay ("NCO") for the Study Area that conserves buildings and structures, and their settings to ensure the stability of the Neighborhood.

This is a two-step process. First, an amendment to the Zoning Ordinance (an overlay) must be adopted by the El Paso City Council, which will define regulations regulating the construction, reconstruction, renovation and alteration of buildings and structures within particular neighborhoods in the City. The NCO is referred to as an overlay because it imposes regulations that are in addition to those required by the underlying zoning of properties in an area. A draft amendment is incorporated as Addendum A, and contains regulations that may apply city wide.

Second, in accordance with the Plan, a City-initiated NCO designation shall be placed on all properties within the Neighborhood. The Guidelines and Design Standards enumerated in this Plan shall be incorporated in and apply to the Neighborhood covered by the NCO designation.

3. Creation and establishment of a Residential Mixed-Use Development District along the Stanton Street Corridor that defines the types of uses that constitute an appropriate land use mix for this part of the Neighborhood.

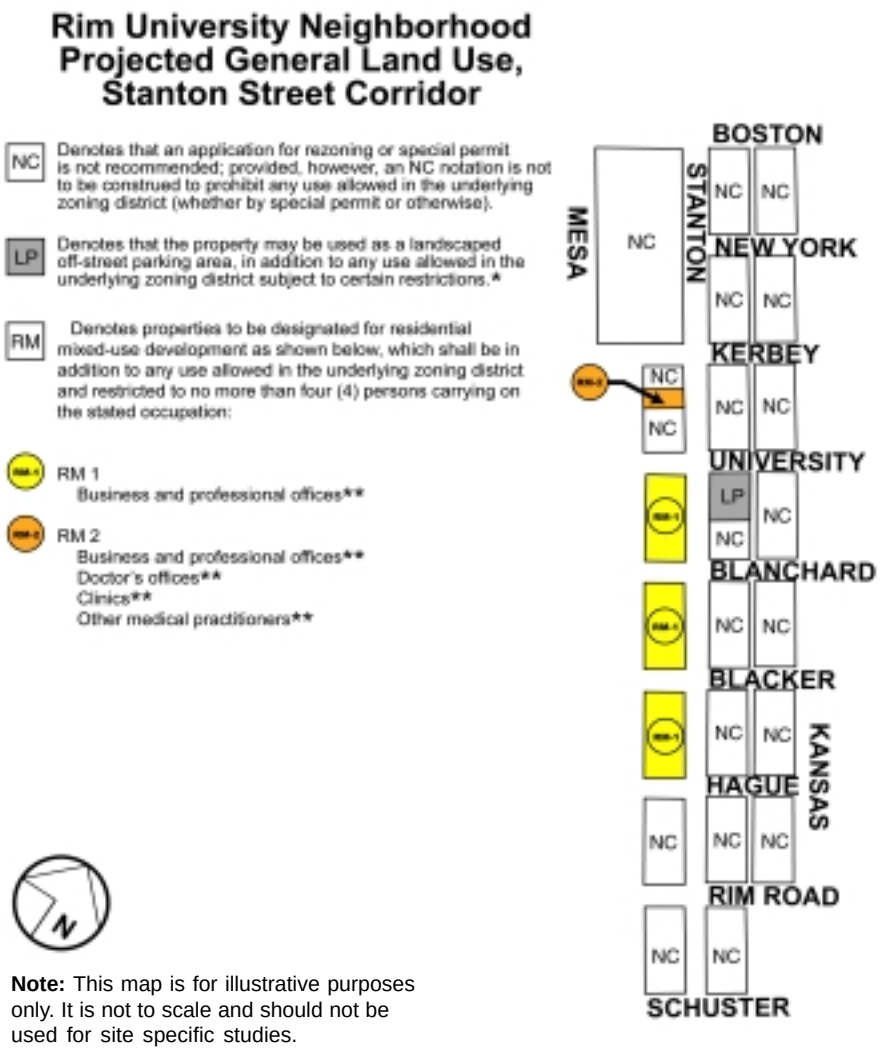
This is also a two-step process. First, an amendment to the Zoning Ordinance must be adopted by the El Paso City Council, which will define a residential mixed-use designation applicable within certain mixed-use areas identified in *The Plan for El Paso*. The designation will be made available through a special permit process. A draft amendment is incorporated as Addendum B, and contains regulations that may apply city wide. A specific study area plan undertaken in the City shall enumerate which of the listed uses will be permitted in the designated Residential Mixed Use District.

Second, in accordance with the Plan, a City-initiated residential mixed-use designation shall be placed on those properties along Stanton Street specifically identified as residential mixed-use in Illustration 7. The use restrictions set forth in the Plan shall be incorporated in and apply to the portions of Stanton Street covered by the Residential Mixed-Use designation. Specifically, any permitted business, professional or medical office building allowed in the Residential Mixed-Use Development District shall be limited to no more than four (4) persons carrying on the stated occupation as recommended by this Plan.

4. Establishment of a Stanton Street Improvement Corridor to further the Policy Objectives of the Plan.

This step involves creation of an improvement corridor. Involvement by the Rim Area Neighborhood Association, other neighborhood associations and groups, and Stanton Street business owners and stakeholders in the development of the corridor concept is imperative.

Illustration 7: *Residential Mixed-Use Development, Stanton Street Corridor.*



* *Because of the unique circumstances and the inherent conditions of the property located at the southeast corner of University Avenue and Stanton Street, it is not feasible to develop it as a single family residence or any other use requiring building construction. As a means of minimizing the impact of this off-street parking area on the Neighborhood, the following conditions are hereby imposed and must be satisfied prior to the issuance of certificates of occupancy:*

- *Providing a landscaped area approximately thirty feet wide on the property side of Stanton Street, twenty feet wide on the property side of University Avenue, and fifteen feet wide along the easterly and southerly property lines of the subject property. The landscaped areas along Stanton Street and University Avenue shall include a berm as a buffer to provide a visual screening of standard sized parked cars, when viewed from a person's seated position in a standard vehicle traveling on Stanton Street, and shall be maintained at all times free of debris and in an attractive condition.*
- *Providing retaining or landscaped terraced walls along the easterly and southerly property lines of the subject property to buffer the adjacent residential properties.*
- *Restricting access to the property from a single driveway entrance of no greater than thirty-five feet off University Avenue, and providing a driveway apron which shall be constructed of slightly colored and patterned texture (which may be of stamped concrete) to provide an aesthetic transition to the adjacent residential neighborhood.*
- *Providing indigenous landscaping within the parkway and the required landscaped areas, which together form the streetscape.*
- *Restricting the subject property to no on-premise signage, except for one directional sign (identifying lot for "Private Parking Only") measuring no greater than two square feet in size, which shall be wall-mounted on one of the walls along University Avenue at the driveway entrance.*

• Lighting of the subject property shall be limited to a height of ten feet with shielded lamps, so that no light extends to adjacent property.
• The number of off-street parking spaces shall be limited to no more than twenty-six, and no covered parking structures shall be permitted.
• Providing a five foot wide sidewalk along Stanton Street and University Avenue, and in a meandering configuration where approved by the City.
• Restricting the use of the subject property to an off-street parking area, intended to be used for staff parking, and specifically prohibiting the installation of recreational equipment on any portion of the subject property.

The allowance of a landscaped off-street parking area on this property, that would otherwise be outside of the conditions set forth in this Plan, is not to be taken as precedent or consent for the construction of any other off-street parking area or non-residential use on the eastern side of Stanton Street.

*** No more than four (4) persons carrying on the stated occupation shall be permitted.*

Summary

For purposes of clarity and summation, the Plan recommends implementation of the following:

1. Adoption of the Plan for the purpose of addressing future development within the Neighborhood with a stated objective of preserving its distinctive character by imposing reasonable guidelines and design standards on all new construction within the Neighborhood.

2. Designation of a Neighborhood Conservancy Overlay (NCO) over the entire Neighborhood to ensure consideration of the stated Concerns, Objectives and Guidelines and compliance with the Design Standards enumerated in the Plan. Applications for building permit within the Neighborhood, submitted on or after the date of adoption of a NCO within the Neighborhood by the El Paso City Council, shall first require review and approval of the application by the City Review Committee. This review is intended to ensure that any proposed construction, reconstruction or renovation of the exterior of existing buildings or structures within the Neighborhood complies with the mandatory Design Standards of this Plan.

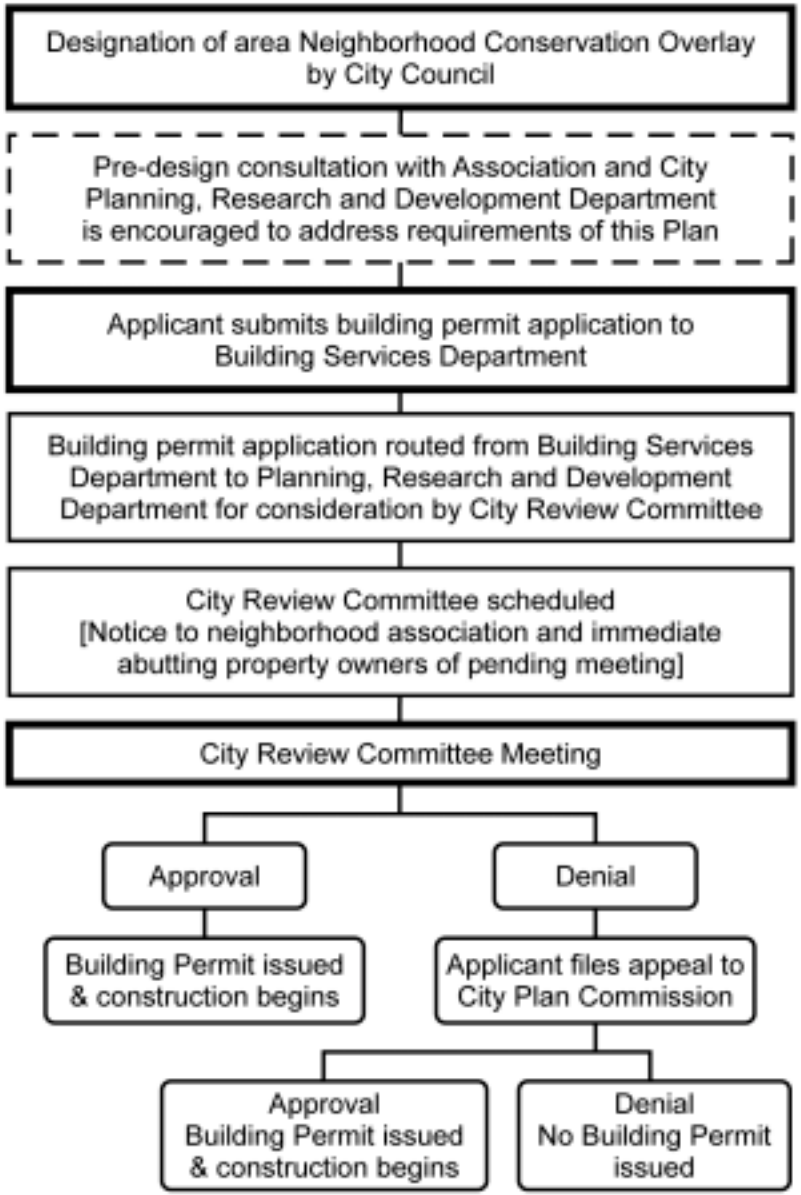
3. Designation of a Residential Mixed-Use Development district on certain portions of property along Stanton Street to permit a limited mix of office uses that may coexist with and be compatible to the Neighborhood. The designation of these certain areas as an NCO shall be required prior to any action for a Residential Mixed-Use Development district to ensure that any proposed construction, reconstruction or renovation of the exterior of existing buildings or structures within the Neighborhood complies with the mandatory Design Standards of this Plan.

REVIEW AND AMENDMENT PROCESS

PLAN REVIEW AND AMENDMENT PROCESS

To be effective, the Plan must be periodically updated to reflect changes in the Neighborhood, to update and refine recommended policy based on changing conditions and community needs, and to monitor and evaluate the progress of implementation. Because public acceptance of the recommendations contained within the Plan is important, public involvement is essential. The Plan will undergo regular review to update the status of action items and consider additions or amendments. As part of any review conducted, the Association and other interested property owners will be invited to represent the diverse interests of the Neighborhood and assist in the updating effort. Subcommittees of various community representatives may also be designated to assist in the review as necessary. The amendment process shall include community meetings and formal public hearings before the City Plan Commission and the El Paso City Council. A continued partnership is encouraged between the public and private sectors to effectively address development activities within the Neighborhood. To keep the Plan viable, citizens, homeowners, renters, and businesses within the Neighborhood must support the recommendations contained within the Plan to emphasize its value and to encourage its acceptance as a guide to sound community development.

CITY REVIEW COMMITTEE PROCESS



ADDENDUMS

ADDENDUM "A"

THAT Title 20 (Zoning) of the El Paso Municipal Code shall be and hereby is amended by Chapter XXX, entitled Neighborhood Conservancy, which shall read as follows:

Section XXX Purpose.

The purpose of this amendment is to regulate the construction, reconstruction, renovation and alteration of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance" within the City. These designated places and areas have a distinctive atmosphere or character and should be conserved through regulations that protect and enhance their significant attributes. The designation has the effect of modifying the existing development standards of the district by requiring owners of property to comply with additional reasonable design standards as part of building construction within a neighborhood. The design standards are intended to promote the conservation of the neighborhood attributes and thereby contributing to the stability or stabilization of the neighborhood. All properties within a NCO will carry the suffix "NCO," indicating that such property is subject to the design standards of both the designated zoning district and the NCO. An "NCO" designation shall not prohibit the use of a property that is otherwise permitted by the existing zoning.

Section XXX Designation.

A. An application for an "NCO" designation may be initiated either by a property owner or group of property owners, or by the City Plan Commission, or by the El Paso City Council. No NCO designation shall be designated and approved by the El Paso City Council if owners of more than fifty-one (51%) percent of the total land area within a neighborhood described in the application object in writing to the designation. Signatures of the property owners evidencing their dissent must be submitted prior to approval by the El Paso City Council of an ordinance designating a NCO.

B. The area described in the application shall include at least one (1) block face. For purposes of this Section, a block face shall be defined as a parcel of land entirely surrounded by public highways, streets, or alleys.

Section XXX Application.

An application for an "NCO" designation shall be subject to the requirements and procedures of Article VII (Changes and Amendments) of this Title, and shall also be accompanied with all of the following:

A. A list of all neighborhood associations and/or other organizations representing the interests of the property owners in the area described in the application.

B. A written justification which supports the requested NCO designation. The justification must contain a detailed statement of why such a designation would be in the best interest of the City as a whole, and a description of the attributes of the area which merit conservation.

Section XXX Study area plan formulation and adoption.

Prior to application for a Neighborhood Conservancy Overlay, the City shall have adopted a specific study area plan, as required by *The Plan for El Paso*, for property within a neighborhood wholly or partially to be designated for mixed-use. The study area plan shall, at a minimum, include a written and graphic description of the concerns, policy objectives, guidelines and design standards for regulating the development of the area. The City Planning, Research & Development Department shall, upon authorization and prioritization by the El Paso City Council, assist area residents and other interested parties to prepare a study area plan. Any NCO designation approved by the City shall incorporate the study area plan by express reference.

Section XXX City Review Committee.

A City Review Committee (the "Review Committee") shall be created to oversee the functions within each area designated an NCO. The Review Committee shall have the power and authority to review and authorize the release of building permits for any new construction, reconstruction or renovation of the exterior of existing buildings or structures within a designated NCO. The Deputy Director for Building Services shall forward all applicable building permit applications to the Review Committee. Members of the Review Committee shall consist of the City Planning, Research & Development Director, the Deputy Director for Building Services and the City Architect (or their respective designees). The Planning, Research & Development Director shall act as secretary of the Committee. For quorum purposes, presence of all members of the Review Committee shall be required to convene a meeting and vote on any permit. Meetings shall be scheduled, with notice duly posted according to the Texas Open Meetings Law, by the secretary as necessary to review and act on permit applications. Written notice of any permit application received and pending action before the Review Committee shall be given, as a minimum, to any area neighborhood associations and to the immediate abutting property owners within the NCO area. The notice shall state the date and time of the scheduled meeting before the Review Committee.

The secretary shall make and maintain a detailed record of all proceedings and procedures of the Review Committee, setting forth the reasons for each decision, the vote of each member participating therein, and any failure of a member to vote. Action taken at a Review Committee meeting shall require the affirmative vote of a majority of the members present at the meeting. The Review Committee shall, in every case, reach a decision without unreasonable delay. All decisions of the Review Committee shall be reasonable under the circumstances and shall not be arbitrary or capricious. If the Review Committee has not disapproved an application for a building permit within twenty (20) days after it has been properly submitted then such application shall be deemed to have been approved without further action of the Review Committee. All decisions shall be in writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail.

Section XXX Contents of Application, Scope of Review, Waivers.

Prior to the issuance of any building permits for any new construction, reconstruction or renovation of the exterior of existing buildings or structures on property (or any portion thereof) with an "NCO" designation, drawings and applications shall be reviewed by the Review Committee to determine if the proposed new construction, reconstruction or renovation complies with the design standards of the specific study area plan. The Review Committee shall establish and publish a detailed list of the documents and information that must be submitted by an applicant together with the application for a building permit, copies of which shall be maintained in the office of the City Planning, Research & Development Director. All applications for building permits on property with an "NCO" designation shall comply with the required design standards for the applicable study area plan. Approval of a permit shall indicate that the proposed construction complies with the requirements of this Section and the design standards of the specific study area plan. The Review Committee may request assistance of other City departments to review drawings and applications. In the event that the design standards of the applicable study area plan are more restrictive or impose higher (or different) standards than the requirements of this Title, the design standards of the applicable study area plan shall govern. Copies of adopted study area plans are on file in the office of the City Planning, Research & Development Director.

The Review Committee is authorized and empowered, upon written request of an applicant, to grant waivers from the applicable design standards of a specific study area plan where, due to the lot itself or special conditions caused by property adjacent to the lot, a literal enforcement of the provisions of the design standards will prevent a reasonable use of the lot or a reasonable design of a building or other improvements to be constructed on such lot. All decisions of the Review Committee shall be reasonable under the circumstances and shall not be arbitrary or capricious. In making its decision, the Review Committee may completely dispense with the application of a particular design standard where the particular circumstances so warrant. The Review Committee shall render its decision on a request for waiver not later than twenty (20) calendar days following receipt of the request and all information reasonably necessary to determine whether the waiver request is warranted. If the Review Committee fails to approve or disapprove the requested waiver within twenty (20) calendar days after all required documents and information has been submitted, then the request for waiver shall be deemed approved. All decisions shall be in writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail. The Review Committee shall not consider a request for waiver that is the same or substantially similar to the request previously disapproved for a period of twelve (12) months from the date of disapproval, and shall not consider any request for waiver which may be in violation of any statute, ordinance or rule and regulation to which a lot is subject.

Section XXX <u>Appeals of Review Committee actions</u>.

Decisions of the Review Committee on any building permit application may be appealed to the City Plan Commission within fifteen (15) calendar days after the decision is rendered by the Review Committee. The applicant, or an owner of a building or structure located within the designated NCO, and aggrieved by the decision of the Review Committee may file an appeal. The appeal shall be filed in writing with the secretary and shall be accompanied by a reasonably detailed statement of which design standard is not met in the application for a building permit with sufficient evidence to warrant the appeal. Evidence may include, but is not limited to:

- a demonstration that the intent of a design standard has been misconstrued or incorrectly interpreted;
- relevant evidence was not considered by the Review Commit tee in making its decision; or
- the alternate design is at least equivalent of that prescribed in terms of quality, effectiveness and aesthetics.

Written notice of any appeal filed shall be given, as a minimum, to any area neighborhood associations and to the immediate abutting property owners within the NCO area. The notice shall state the date and time of the scheduled meeting before the City Plan Commission.

In exercising its powers, the City Plan Commission may reverse or affirm, in whole or in part, or may modify the requirement, decision or determination appealed from a decision of the Review Committee. The City Plan Commission shall be authorized to impose any necessary conditions or safeguards to ensure that the purpose and intent of these regulations is satisfied. The grant of an appeal to a requirement pursuant to this Section shall not be construed as a waiver of any other requirement of this Section. Modifications concerning use shall never be permitted under any circumstances. Any decision of the City Plan Commission on an appeal as provided in this Section shall be final.

An application for appeal shall be on forms prescribed by the City Planning, Research & Development Department, and shall be accompanied by a fee set by resolution or ordinance of the El Paso City Council to help defray the cost of publication and general expenses in connection with the appeal. All decisions shall be in

writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail.

Section XXX Plan review not required.

For purposes of this Section, review and authorization to release building permit applications for the new construction, reconstruction, or renovation of the exterior of buildings or structures within an approved NCO shall not be required for the ordinary minor non-structural repair work having a value of Two thousand and No/100 dollars ($2,000.00)or less.

ADDENDUM "B"

THAT Chapters XXX of Title 20 (Zoning) of the El Paso Municipal Code shall be and hereby are amended by adding the following under uses permitted by special permits.

"Residential mixed-use development complying with Section XXX;"

Section XXX Residential mixed-use development.

A. Purpose. The purpose of a residential mixed-use development is to create a unique environment for a hub of activity and a focal point for a given area, reflecting the identity of the area by providing a variety of land uses that coexist in a multi-use residential setting. The mix of land uses are functionally connected to create a cohesive development which facilitates new development, but also provides for the retention and integration of existing residential types and intensities. The mixed-use area shall provide for a group of land uses that meet the daily needs of the area.

B. Designation.

1. An application for a residential mixed-use development may be initiated by a property owner or group of property owners of land within the area of request, by the City Plan Commission, or by the El Paso City Council.
2. The area of request shall be designated for mixed-use within the City's projected land use element of the adopted comprehensive plan, *The Plan for El Paso*.
3. The area of request shall be wholly included in a City adopted specific study area plan for the area, which sets the written and graphic description of the concerns, objectives, guidelines, and design standards for guiding the development of the area.
4. The area of request shall be wholly designated as a neighborhood conservancy overlay as provided in Section XXX of this Title.
5. There shall be no minimum site requirement for a residential mixed-use development; provided, however, that it is the intent of these regulations that an area of sufficient size be developed or redeveloped symbiotically with adjacent land. Extensions to a residential mixed-use development from a common boundary may be considered and shall not require a minimum site area.

C. Use regulations. In addition to the uses permitted by the underlying zoning district, buildings, structures, or premises may be used, erected, altered or enlarged for the following uses. A special permit granted by the City should specifically enumerate which of the following uses are permitted as part of the residential mixed-use development.

1. Residential dwellings, including detached single-family, two-family, attached single-family and multi-family;
2. Business and professional offices, including doctor's offices, clinics and other medical practitioners;
3. Studio for professional work or teaching of any form of commercial or fine arts;
4. Bakery;
5. Drugstore;
6. Ice cream parlor;
7. Restaurant or café , excluding drive-in types;
8. Grocery or convenience store;
9. Variety store;
10. Barber or beauty shop;
11. Dry-cleaning shop or laundromat;
12. Health or fitness studio;
13. Travel agency;
14. Specialty retail uses such as an antique store, art gallery, bookstore, florist, gift shop, or hobby store;
15. Community buildings and recreational facilities (publicly or privately owned);
16. Bed and breakfast establishment;
17. Boardinghouse (rooming or lodging house);
18. Commercial day care center or nursery;

19. Accessory uses customarily found in connection with any of the enumerated permitted uses.

D. Property development standards. Where permitted in a district, a residential mixed-use development shall comply with the development standards of the underlying zoning district and as otherwise provided in this Title, except as herein modified. These provisions shall apply to and be enforceable upon any new construction, reconstruction or renovation of buildings, structures, or premises made to accommodate uses permitted as part of a residential mixed-use development.

1. Residential dwellings physically integrated with offices and commercial establishments within a site are permitted, and are deemed most in keeping with the objectives of this Section for the development of a balanced community.
2. All permanent storage and display operations shall be conducted within a completely enclosed building or structure.
3. Off-street parking requirements contained in Chapter 20.64 (Off-Street Parking & Loading Requirements) of this Title shall not be required of uses permitted in a residential mixed-use development; provided, however, that where adequate area within a site is available to accommodate required off-street parking (whether wholly or partially) within a rear area of a site, such off-street parking may be provided.
4. On-premise advertising for strictly non-residential uses within a residential mixed-use development shall be restricted to wall or monument signs. One sign not exceeding thirty (30) square feet in size shall be permitted per street frontage. The height of a monument sign shall not exceed six (6) feet in height. Signs shall be pedestrian-oriented and shall not detract from the character of the area. On-premise advertising for a residential mixed-use development consisting of residential uses physically integrated with office and commercial uses, whether wholly or partially, shall be restricted in the same manner as described above except that the maximum sign area permitted per street frontage shall be twenty (20) square feet.
5. No building shall exceed the height limitations of the underlying zoning district, except where it can be demonstrated that the additional height will not have a detrimental effect on the surrounding land uses or the visual pattern of the area.
6. Existing or proposed multi-story buildings that are intended for retail sales or variety stores shall be designed to allow for commercial usage on the ground floor level only, and a mix of residential types and intensities on the upper floors.
7. Uses shall be innovatively designed by means of emphasizing pedestrian orientation.
8. In addition to the landscape requirements contained in Chapter 20.65 of this Title, any part of the total site area not required for buildings, structures, loading and vehicular access ways, parking and utility areas, pedestrian walks, and hard surfaced activity areas shall be landscaped.
9. A minimum of one-fourth (¼) of the total site area shall be provided as open space to provide a setting for the buildings, visual continuity within the area, and a variety of spaces in the streetscape. Of the open space area, no more than one-half (½) of the area may be used for non-permeable surfaces such as parking areas or driveways.
10. The residential appearance of any portion of an existing residential building or structure within the site that is converted wholly or partially to a permitted mixed-use shall be maintained.

E. Additional requirements. In approving a residential mixed-use development, the City Plan Commission may recommend and the El Paso City Council impose additional reasonable requirements necessary to protect the public interest and welfare of the community. In the event that the design standards of the applicable study area plan are more restrictive or impose higher (or different) standards than the requirements of this Title, the design standards of the applicable study area plan shall govern. Copies of adopted study area plans are on file in the office of the City Planning, Research & Development Director.