

Retirement Community Master Plan and Painted Dunes Master Plan

In-Progress Draft
Application

November 16, 2011



Introduction

- Complement Previous Northeast El Paso Master Planning
- Retirement Community Master Plan
- Painted Dunes Master Plan
- City Application Process for Each Master Plan
- Schedule



2



Retirement Community Master Plan



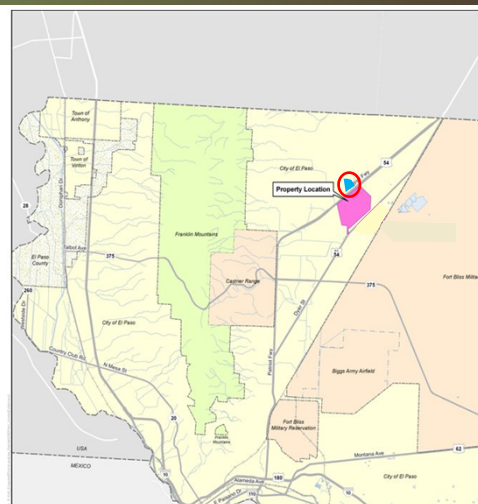
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Retirement Community Master Plan

The Site

- Ideal Location
- Proximity to Painted Dunes Golf Course & Fort Bliss
- First of its Type in El Paso Market
- Planned Roadway Improvements



4



Retirement Community Master Plan



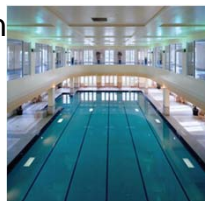
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Retirement Community Master Plan

Goals

- Create Unique Sense of Community & Place
- Reinforce Views of Painted Dunes Golf Course & Franklin Mountains
- Weave Community into Existing/Planned Trails & Open Space
- Incorporate SmartCode Principals
- Make the Plan Implementable

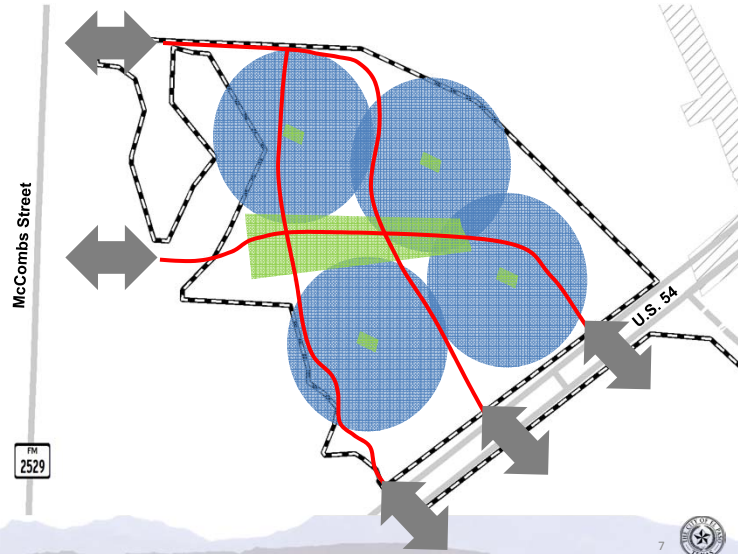


6



Retirement Community Master Plan

NEIGHBORHOODS
GREEN SPACES
TRANSPORTATION



Retirement Community Master Plan

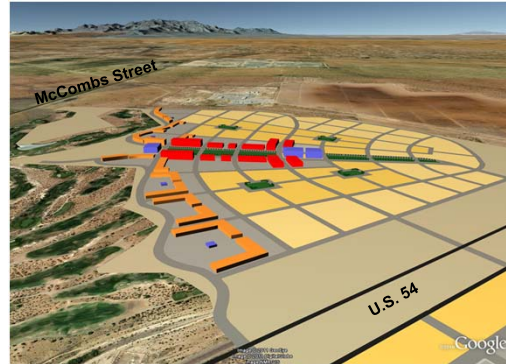
ILLUSTRATIVE
DIAGRAM



Retirement Community Master Plan

Development Program

- 10 Year Buildout
- Communities Closest to Painted Dunes Golf Course are Developed First
- 1,500 to 2,000 Dwelling Unit Potential

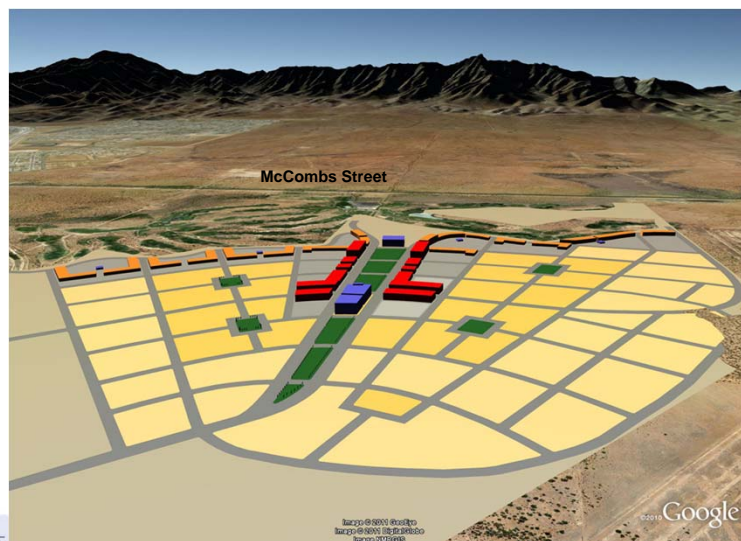


9



Retirement Community Master Plan

CONCEPT

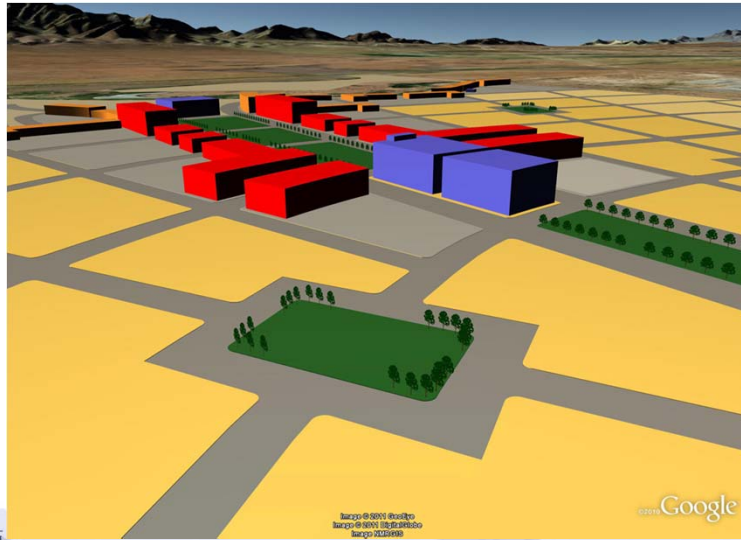


10



Retirement Community Master Plan

CONCEPT



11

Retirement Community Master Plan

CONCEPT



12

Retirement Community Master Plan

IMAGES



Source: Del Webb

13



Retirement Community Master Plan

IMAGES



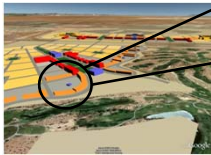
Source: Del Webb

14



Retirement Community Master Plan

IMAGES



EL PASO COUNTY
PLANNING & DEVELOPMENT
PUBLIC SERVICES DEPARTMENT

15



Retirement Community Master Plan

IMAGES



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PLANNING & DEVELOPMENT
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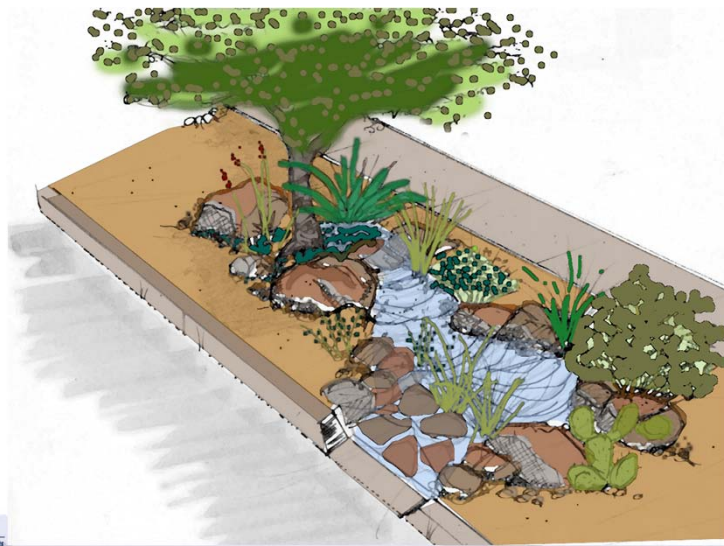
Source: Del Webb

16



Retirement Community Master Plan

IMAGES



EL PASO COUNTY
PLANNING DEPARTMENT
2015

17



Retirement Community Master Plan Master Zoning Plan Application

- Proposed Land Use Mix & Type of Structures
 - Density, Lot Coverage, Lot Dimensions, & Setbacks
- Purpose, Characteristics, Components
 - Consistency with El Paso Comprehensive Plan
- Detailed Phasing Plan
- Other Supporting Documentation

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18



Retirement Community Master Plan Next Steps

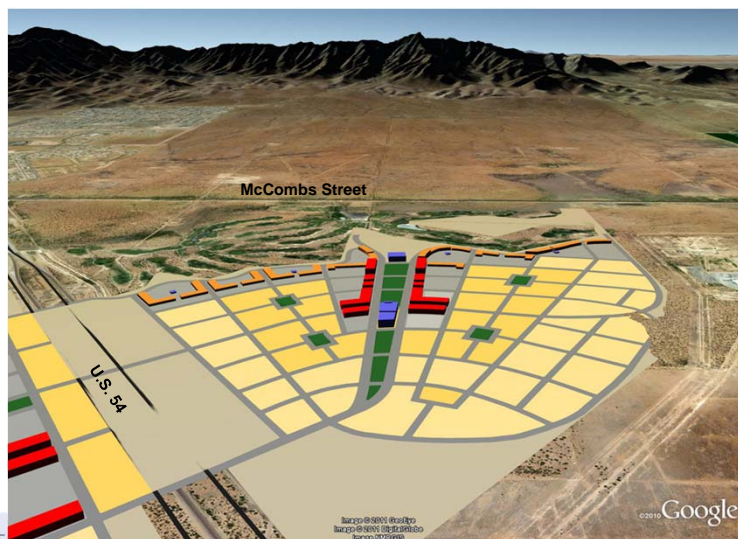
- **November 16, 2011** - Public Meetings
 - Chamber of Commerce Infrastructure Committee - 8:30 am
 - Community Meeting – Tom Lea Elementary School - 6:00 pm
- **December 2011** - Master Zoning Plan Application
- **January 2012** - Master Zoning Plan Application Review by EPWU/City Planning Staff
- **February 2012** - Master Zoning Plan Application Review by City Planning Commission
- **March 2012** - City Council Action
- **Concurrent through March 2012** - EPWU Implementation Planning



19



Retirement Community Master Plan Questions?



20

