Introduction

- Complement Previous Northeast El Paso Master Planning
- Retirement Community Master Plan
- Painted Dunes Master Plan
- City Application Process for Each Master Plan
- Schedule
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
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
Development Program
- 10 Year Buildout
- Communities Closest to Painted Dunes Golf Course are Developed First
- 1,500 to 2,000 Dwelling Unit Potential
Retirement Community Master Plan

CONCEPT

Retirement Community Master Plan

CONCEPT
Retirement Community Master Plan

Images

Source: Del Webb
Retirement Community Master Plan

Images

• 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
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

Retirement Community Master Plan
Questions?

McCombs Street