

I T E M S 1 9 . 1 , 1 9 . 2 , 1 9 . 3

# SPECIAL PERMIT







# Recommendation | Public Input

2

## **Planning Division recommendation:**

Approval

## **CPC Vote:**

Approval Recommendation (8-0)

## **Public Input:**

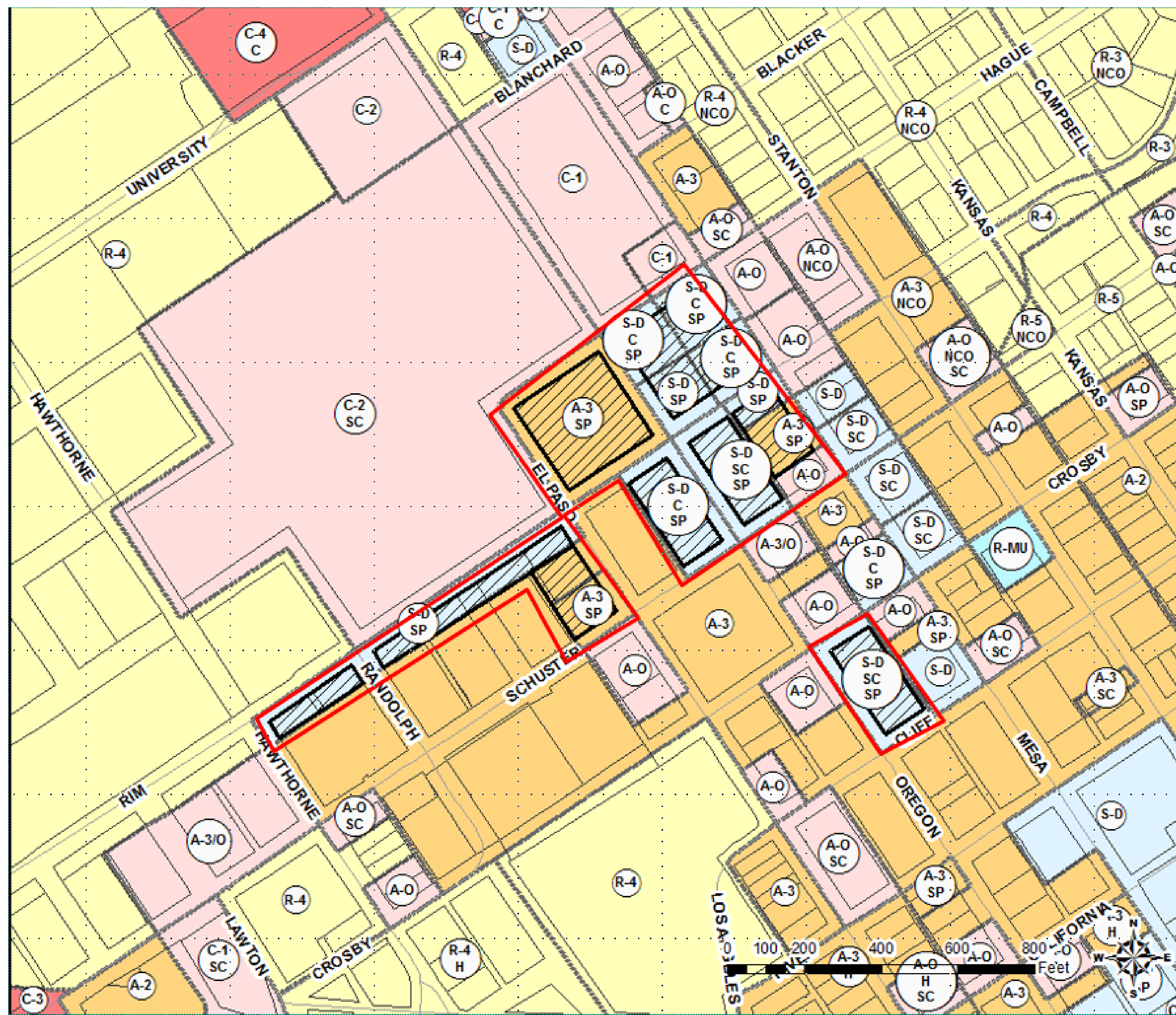
- The Planning Division has received 66 emails from 54 individuals in opposition to the Special Permit requests.

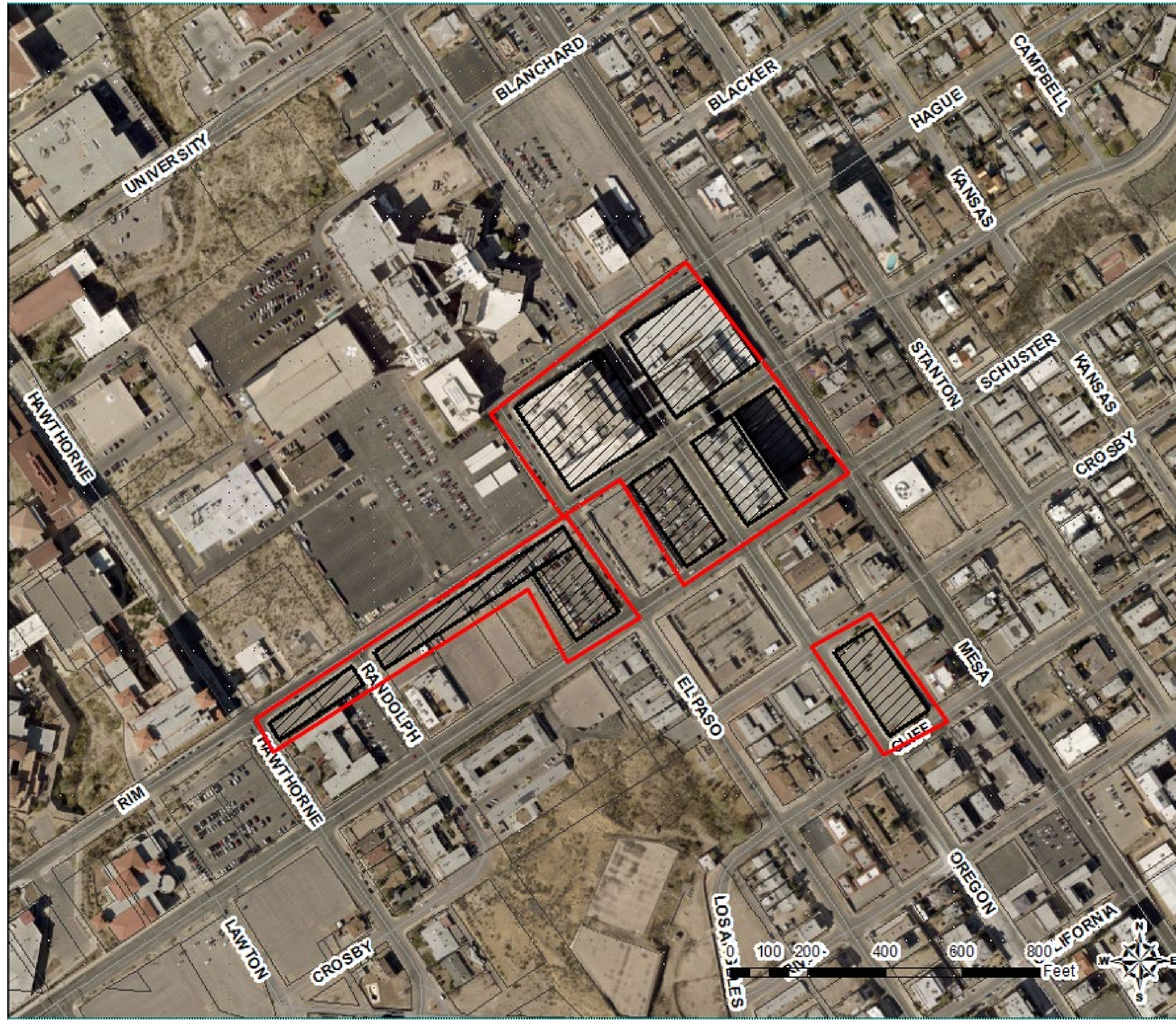
### **Strategic Goal #3 Promote the Visual Image of El Paso**

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community









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## SPECIAL PERMITS

Special permission to use property in a way that requires additional oversight

Types include special use permits, density increases, and parking reductions

Must be approved by City Council

Must be specifically allowed by City Code, and meet specific standards

Any property owner may request but must comply with specific standards for it to be granted

NOT A BUILDING PERMIT –  
BUILDING PERMITS ARE REVIEWED  
AND ISSUED BY THE BUILDING  
OFFICIAL





# SPECIAL PERMIT REQUIREMENTS

## 20.04.320 D

1. Complies, except to extent waived, with zoning ordinance;
  - *Configuration established through approved special permits*
2. Complies with Plan El Paso,
  - *Complies with Future Land Use Map and public facilities and emergency preparedness guidance*
3. Adequately served by infrastructure
  - *Existing infrastructure is capable of serving it*
4. Mitigate any impacts on adjacent property
  - *Properties adjoining and next to hospital all similarly developed*
5. Mitigate substantial environmental problems;
  - *No environmental impacts are anticipated*
6. Landscaping and/or screening
  - *Meets reduction (18.46.090 A 3). No screening walls required per 20.16.*
7. Compatible with adjacent structures and uses;
  - *Properties adjoining and next to hospital all similarly developed*
8. Not materially detrimental to the enjoyment or valuation of the property adjacent to the site
  - *Adjacent properties are similarly zoned and used.*





# LAS PALMAS SPECIAL PERMIT REQUESTS

1. HELISTOP – (special use permit) for a helistop on roof of addition
2. PARKING REDUCTION – 9% (79 spaces) for expansion
3. OFF-STREET PARKING SERVING ANOTHER PROPERTY – (special use permit) for existing parking lots because they aren't on the same property as the hospital campus buildings





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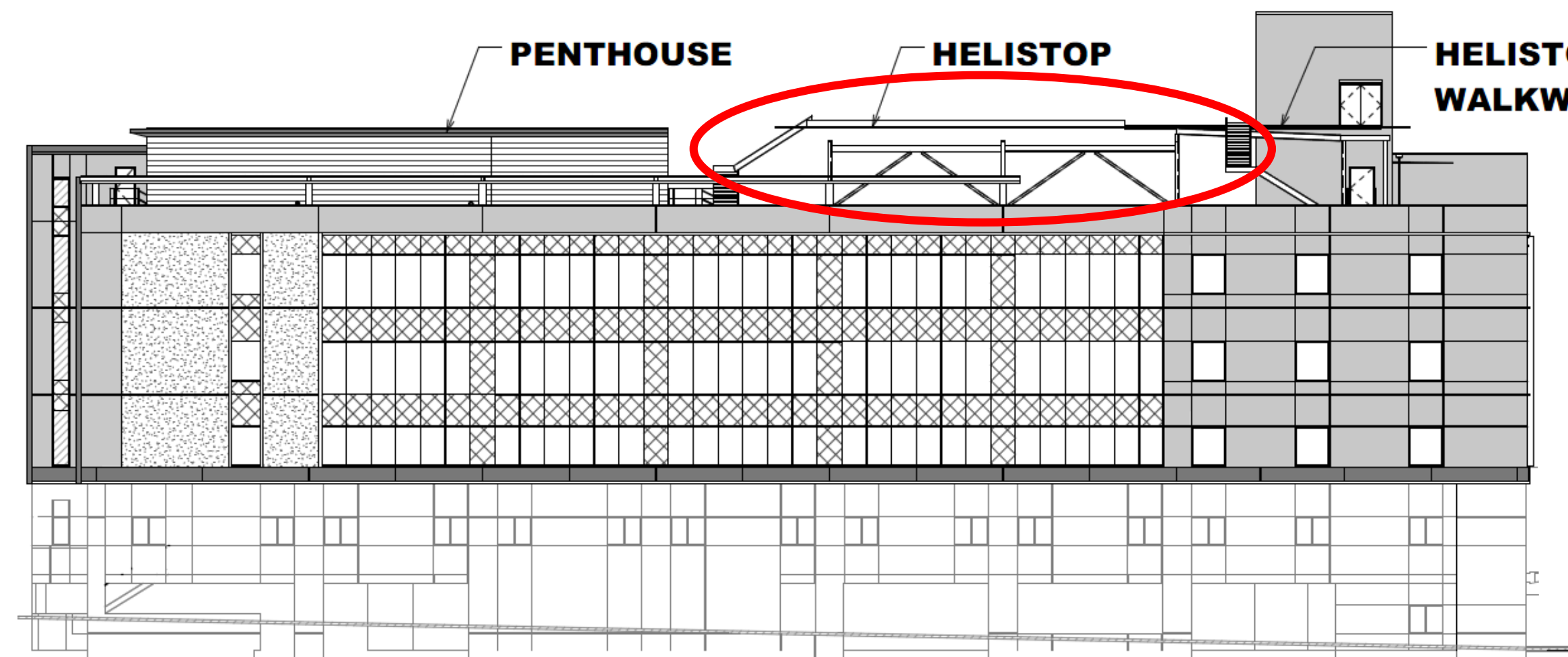
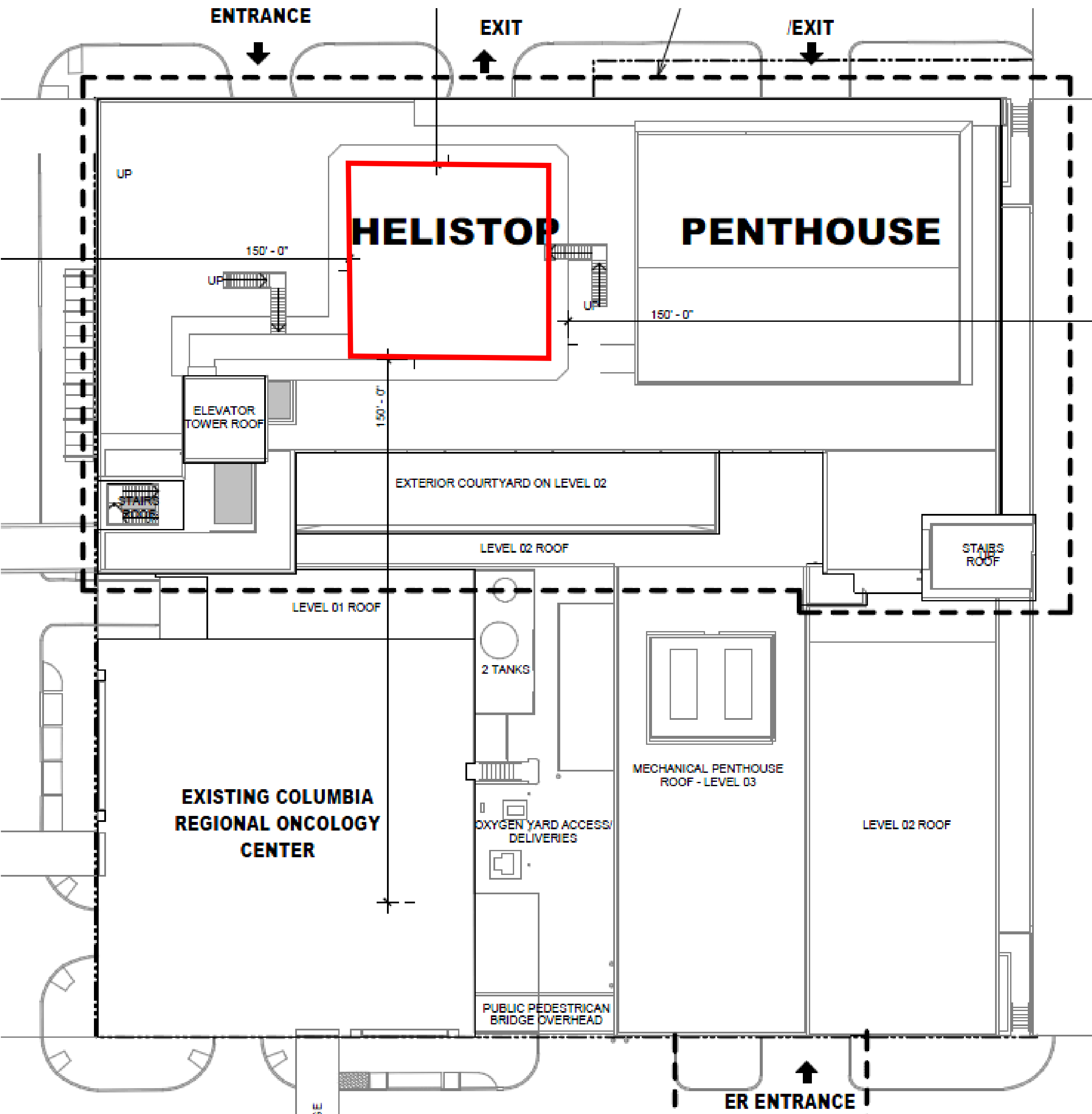
## SPECIAL PERMIT STANDARDS - HELISTOP

MUST MEET STANDARDS OF  
20.10.240:

1. Screening wall abutting residential
  - *Exempted because separated from nearest residential by right of way.*
2. 150 ft setback abutting residential
  - *Meets requirement. Nearest A-3 more than 150' and is part of the hospital campus*









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## SPECIAL PERMIT STANDARDS – OFF SITE PARKING

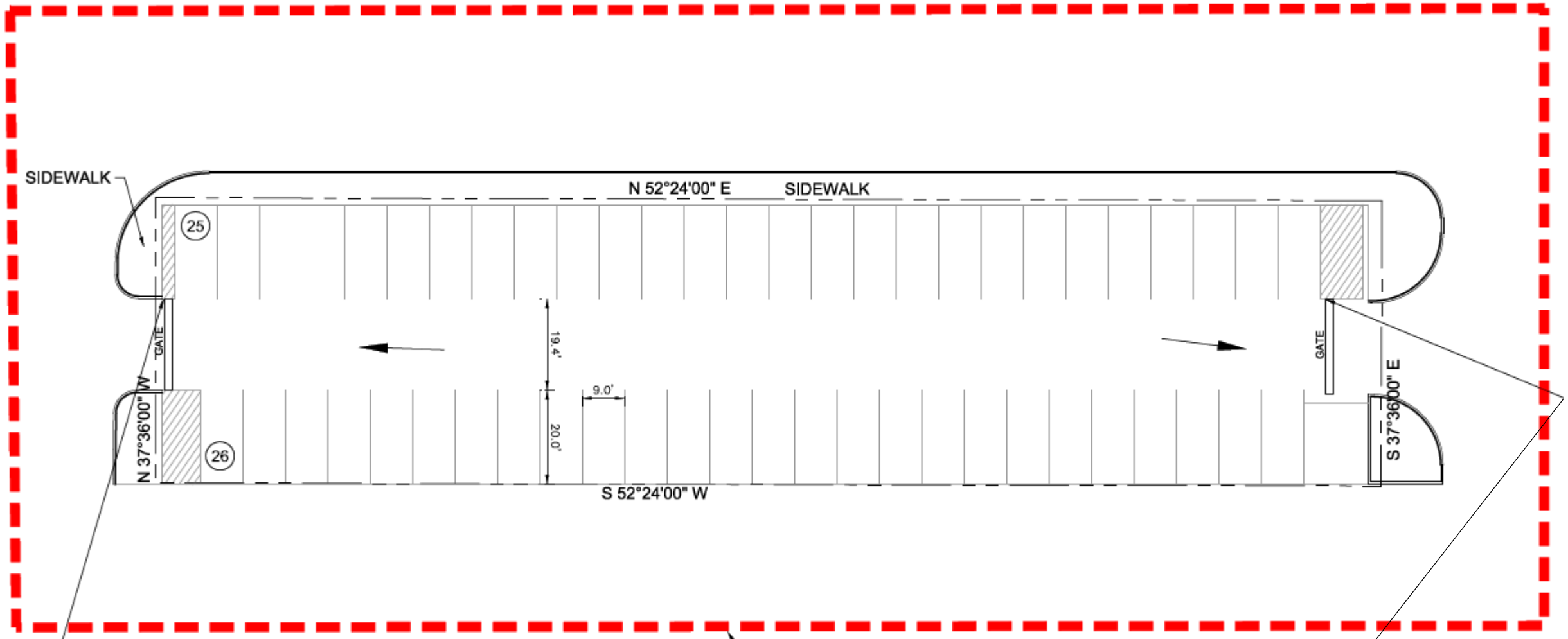
### MUST MEET STANDARDS OF 20.10.470:

1. Compatible with neighborhood; won't adversely affect adjacent properties;
  - *Long part of the established neighborhood*
2. Sufficient room for stalls, turning, and ingress;
  - *Stalls and aisles meet Code.*
3. Lighting shall comply with Dark Sky Ordinance;
  - *Note on the site plans assures compliance*
4. Location will adequately serve use generating need;
  - *All within a quarter mile of hospital.*
5. Not accessed through private property zoned to prohibit use the parking serves;
  - *All access via public streets.*
6. Identifiable as to the patronage it serves, hours of operation, etc.;
  - *All lots have signs to this effect.*
7. Parking spaces restricted to that use;
  - *Each of the signs contains this statement.*
8. Any parking on-site used for ADA accessible spaces and patrons;
  - *ADA and non-ADA stalls accommodated in parking garages (on subject property).*
9. Owned or leased by the same property owner who operates the use.
  - *Deeds and valid leases have been provided for all surface parking parcels.*



# TYPICAL SURFACE PARKING LOT AND SIGNAGE

RANDOLPH AT RIM SURFACE PARKING LAYOUT



LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.



OFF-STREET SURFACE PARKING SERVING ANOTHER PROPERTY IN THE S-D AND A-3 DISTRICTS









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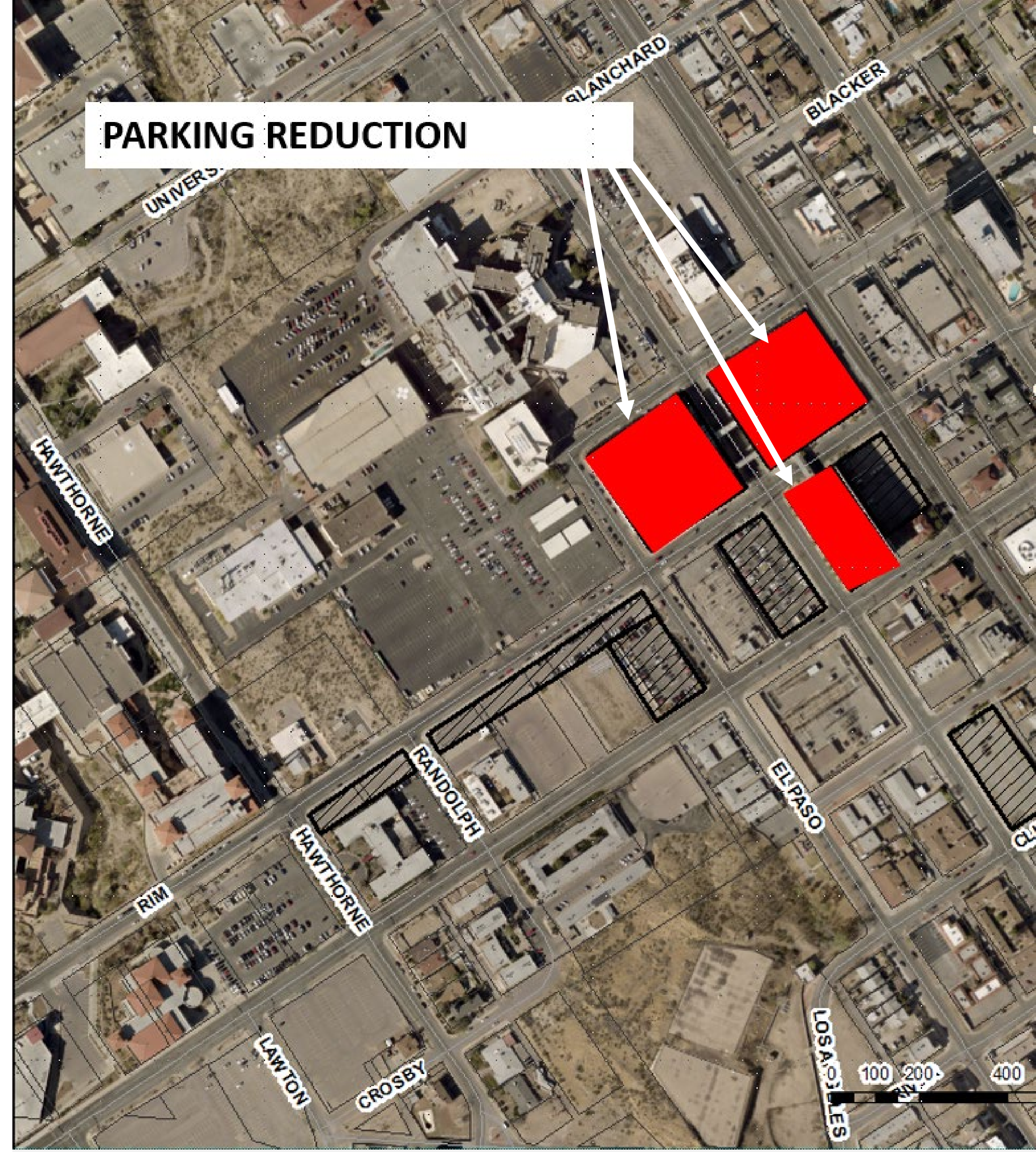




## SPECIAL PERMIT STANDARDS – PARKING REDUCTION

MUST MEET STANDARDS OF  
20.14.070 (A) – EXISTING  
DEVELOPMENT:

1. Neighborhood legally subdivided and developed at least thirty years;
  - *The subject property was platted 1903*
2. Not in an area of property previously for parking;
  - *The tower expansion does not displace existing parking.*
3. Cannot be accommodated due to building coverage.
  - *Built out to all lot lines, all on-site parking in structures.*
4. No vacant areas within 300' could reasonably be developed to accommodate required parking.
  - *Four surface lots within 300 feet, but do not fully satisfy the parking. Additional lot does not have sufficient area within 300'.*





PARKING REDUCTION SPECIAL PERMITS  
AVAILABLE TO ANY OWNER:

20.14.070: Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s).

LAS PALMAS REQUEST:

|                                |                  |
|--------------------------------|------------------|
| Total spaces required by Code: | 932 spaces       |
| Total spaces provided:         | 793              |
| Total reduction:               | 15% (139 spaces) |
| Current request:               | 9% (79 spaces)   |

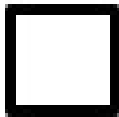
PARKING STUDY: Thursday, November 17, 2017,  
7:00 am to 7:00 pm

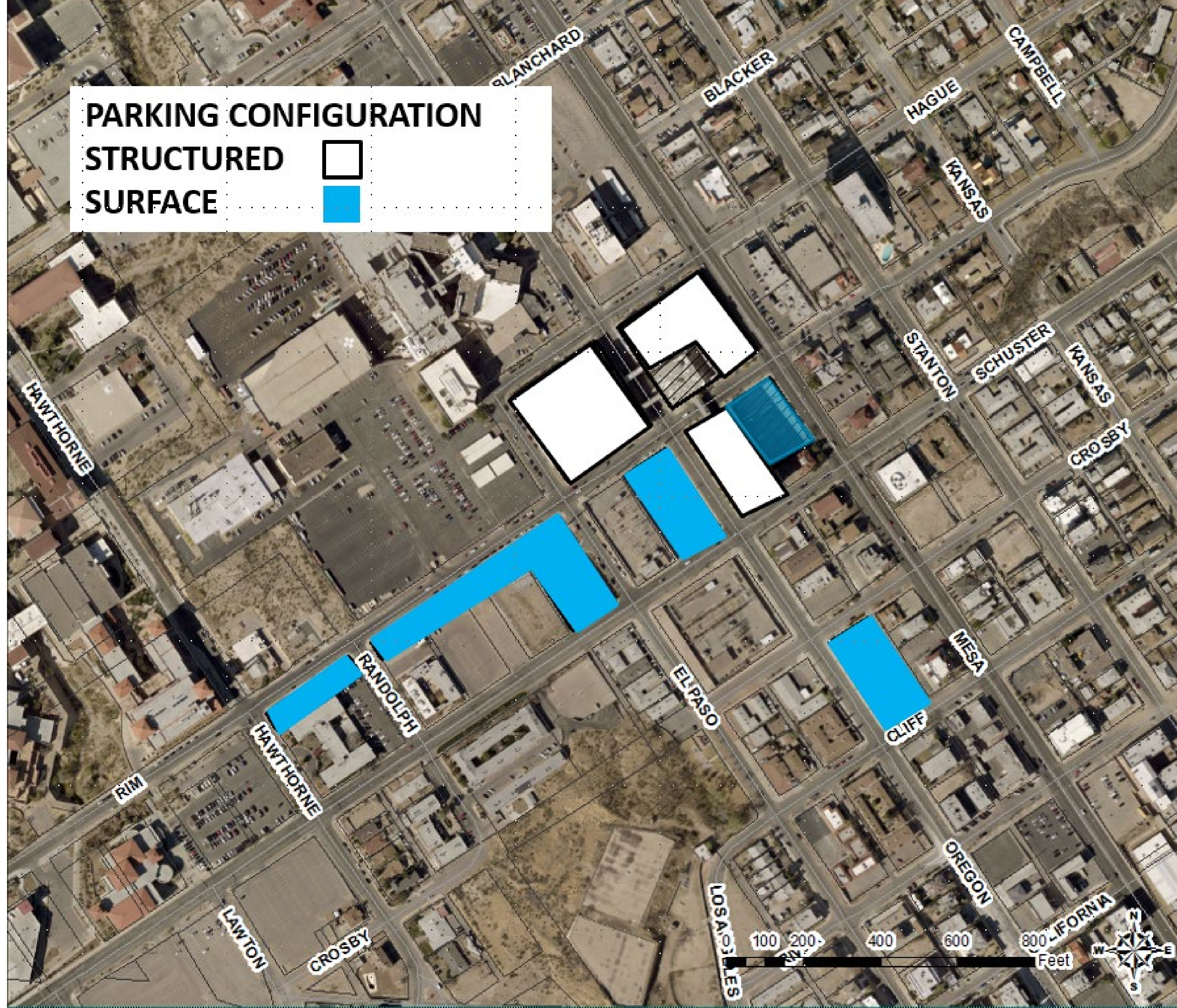
Peak utilization: 672 (10:00 am)

*43 additional on street spaces around hospital campus*





**PARKING CONFIGURATION**  
**STRUCTURED**   
**SURFACE** 







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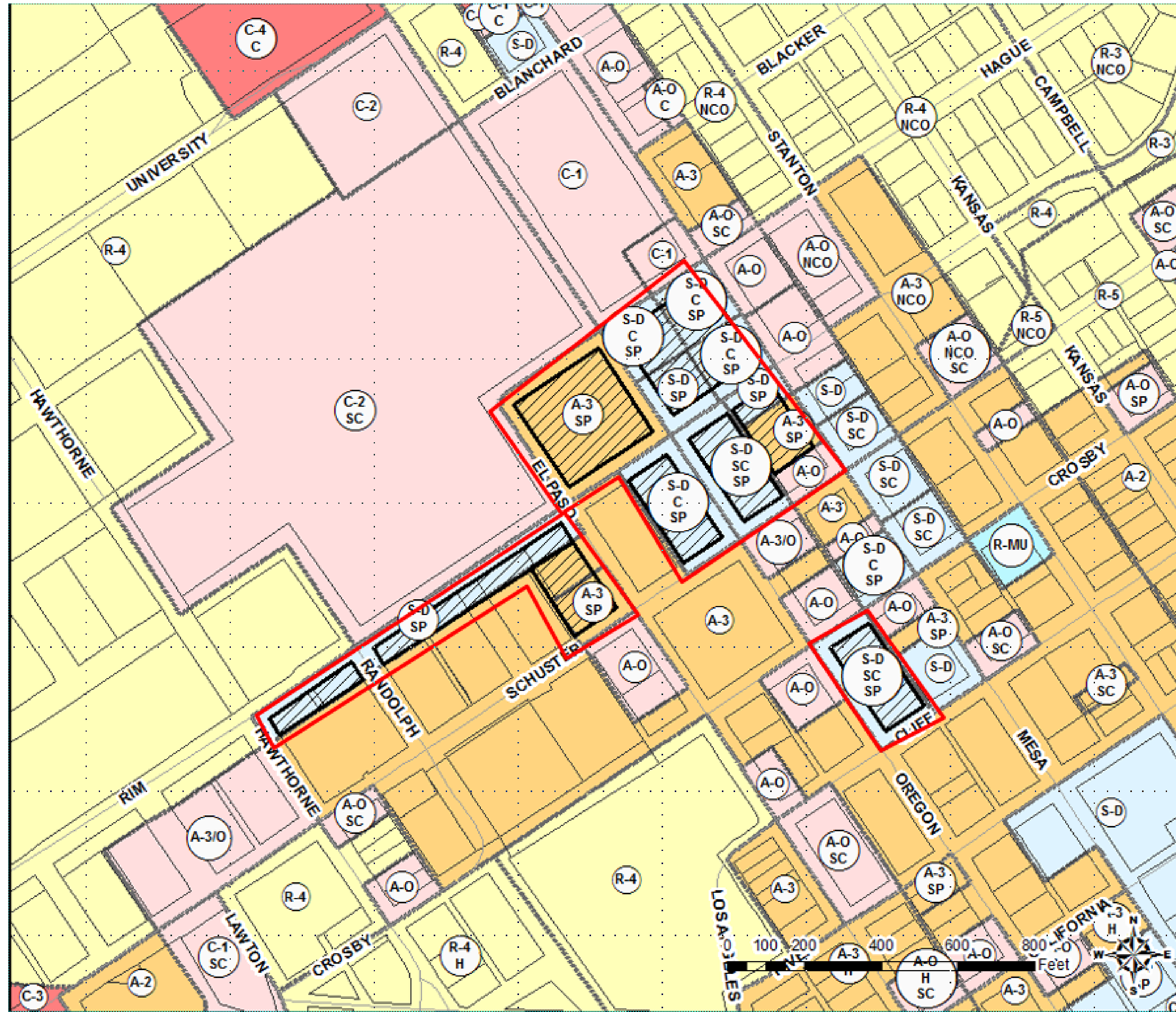
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THANK YOU

