

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 13, 2017
Public Hearing: July 11, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of the property described as a portion of Lot 1, Block 1, City View Subdivision, 1600 E. Cliff Drive and 1621 Golden Hill Terrace, City of El Paso, El Paso County, Texas from G-MU (General-Mixed Use) to S-D (Special Development), Pursuant to Section 20.04.360, and approving a detailed site development plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for hospital and sanitarium as permitted in the S-D (Special Development) zone district . The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1700 E. Cliff Drive. Property Owner: Cobalt El Paso Land, LLC. and El Paso Rehab. LP. PZRZ17-00007 (District 8)

BACKGROUND / DISCUSSION:

On June 1, 2017, the CPC reviewed and recommended approval of the rezoning request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, CITY VIEW SUBDIVISION, 1600 E. CLIFF DRIVE AND 1621 GOLDEN HILL TERRACE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM G-MU (GENERAL - MIXED USE) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR HOSPITAL AND SANITARIUM AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Cobalt El Paso Land, LLC and El Paso Rehab, L. P. (Owners) have applied for a rezoning of property from **G-MU (General - Mixed Use)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for hospital and sanitarium, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Lot 1, Block 1, City View Subdivision, 1600 E. Cliff Drive and 1621 Golden Hill Terrace, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", be changed from **G-MU (General - Mixed Use)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.
2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow for hospital and sanitarium

as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "B" within four (4) years from the date hereof.

7. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

(SIGNATURES ON THE FOLLOWING PAGE)

ADOPTED this _____ day of _____, 2017.

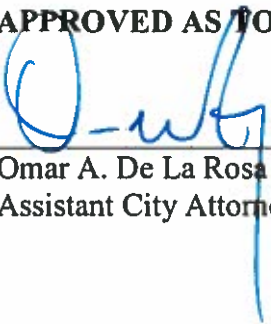
THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning & Inspections Department

AGREEMENT

By execution hereof, Cobalt El Paso Land, LLC and El Paso Rehab L.P., ("Owners"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the S-D (Special Development) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 2 day of June, 2017.

OWNER: Cobalt El Paso Land, LLC

By: Erik de Vries
Erik de Vries Manager
(Print name & Title)

AGREEMENT

By execution hereof, Cobalt El Paso Land, LLC and El Paso Rehab L.P., ("Owners"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the S-D (Special Development) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 31st day of MAY, 2017.

OWNER: El Paso Rehab L.P.

By: 

David Steidley, Manager
(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 2 day of June, 2017, by Eric DeVries, in his legal capacity on behalf of Cobalt El Paso Land, LLC.


Notary Public, State of Texas

My Commission Expires:
November 3, 2019



EXHIBIT "A"



5 M.P. 2010.
EXHIBIT "A"

ROMAN BUSTILLOS, P.E.
President
TANCY P. BLOCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TBP Reg. No. F-737
TBP Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

A 5.3427 acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lot 1, Block 1, City View Subdivision recorded in File No. 20080067796, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete nail found on the southerly right-of-way of Cliff Drive (unspecified width) for the northeasterly corner of the parcel herein described, identical to the northwesterly corner of a portion of said Lot 1, Block 1, City View Subdivision as conveyed to EP CLIFF, LLC in Document No. 20120005184, El Paso County Deed Records, *WHENCE*, a city monument found at the intersection of said Golden Hills Terrace Street and Cliff Drive bears North 73°31'58" East, a distance of 230.00 feet;

THENCE, leaving the southerly right-of-way line of said Cliff Drive and following the westerly boundary line of said Document No. 20120005184, South 00°18'43" West, a distance of 60.51 feet to a concrete nail found for an angle point of the parcel herein described;

THENCE, continuing along the westerly boundary line of said Document No. 20120005184, South 89°41'17" East, a distance of 10.22 feet to a concrete nail found for an angle point of the parcel herein described;

THENCE, continuing along the westerly boundary line of said Document No. 20120005184, South 00°00'34" West, a distance of 338.85 feet to a concrete nail found for the beginning of a non-tangent curve to the right;

THENCE, continuing along the westerly boundary line of said Document No. 20120005184 along the arc of said non-tangent curve to the right having a radius of 1,658.50 feet, a central angle of 01°58'42", an arc length of 57.26 feet and whose long chord bears, South 79°06'42" East, a distance of 57.26 feet to a concrete nail found on the northwesterly right-of-way line of Golden Hills Terrace Street (width varies) for an angle point of the parcel herein described;

THENCE, following the northwesterly right-of-way line of said Golden Hills Terrace Street, South 21°12'00" West, a distance of 29.20 feet a 1/2-inch rebar with survey cap no. "TX 6223" set for the southeasterly corner of the parcel herein described;

THENCE, leaving the northwesterly right-of-way line of said Golden Hills Terrace Street, North 89°59'26" West, a distance of 134.54 feet to an angle point of the parcel herein described;

THENCE, North 00°00'34" East, a distance of 52.82 feet to a 1/2-inch rebar with survey cap no. "TX 6223" set for an angle point of the parcel herein described;

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THENCE, South 89°46'30" West, a distance of 541.11 feet to a 1/2-inch rebar with survey cap no. "TX 6223" set for the southwesterly corner of the parcel herein described;

THENCE, North 03°40'00" East, a distance of 366.17 feet to a 1/2-inch rebar with survey cap no. "TX 5152" found on the southerly right-of-way line of Cliff Drive (70 feet wide) for the northwesterly corner of the parcel herein described;

THENCE, following the southerly right-of-way line of said Cliff Drive, North 90°00'00" East, a distance of 450.27 feet to a 1/2-inch rebar with survey cap no. "TX 2998" found for an angle point of the parcel herein described

THENCE, continuing along the southerly right-of-way line of said Cliff Drive, North 81°43'00" East, a distance of 147.98 feet to the **POINT OF BEGINNING**.

Said parcel containing 5.3427 acres (232,728.1 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

A plat of survey with same date accompanies this metes and bounds description.


Aaron Alvarado, TX R.P.L.S. No. 6223
Date: June 06, 2016
07078-001-LOT1-NORTH.doc





ROMAN BUSTILLOS, P.E.
President
SANDY J. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager
TXE Reg. No. 1-737
TMLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

A 9.7314 acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lot 1, Block 1, City View Subdivision recorded in File No. 20080067796, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "X" found on the northwesterly right-of-way line of Arizona Avenue (72 feet wide) and the westerly right-of-way line of Golden Hills Terrace Street (width varies), identical to the southeasterly corner of said Lot 1, Block 1, City View Subdivision, **WHENCE**, a city monument found at the intersection of said Golden Hills Terrace Street and Cliff Drive bears, North 15°16'52" East, a distance of 1,053.20 feet;

THENCE, leaving the westerly right-of-way line of said Golden Hills Terrace Street and following the northwesterly right-of-way line of said Arizona Avenue, South 52°50'00" West, a distance of 485.71 feet to a 1/2-inch rebar found for the southwesterly corner of said Lot 1;

THENCE, leaving the northwesterly right-of-way line of said Arizona Avenue, North 37°10'00" West, a distance of 270.99 feet to a 1/2-inch rebar with survey cap no. "TX 2998" found for an angle point of the parcel herein described;

THENCE, North 05°40'00" West, a distance of 371.70 feet to a nail found on the southeasterly right-of-way line of California Avenue (72 feet wide) for an angle point of the parcel herein described;

THENCE, following the southeasterly right-of-way line of said California Avenue, North 52°50'00" East, a distance of 8.69 feet to a 1/2-inch rebar with survey cap no. "TX 2998" found for an angle point of the parcel herein described;

THENCE, leaving the southeasterly right-of-way line of said California Avenue, North 03°40'00" East, a distance of 266.57 feet a 1/2-inch rebar with survey cap no. "TX 6223" set for the northwesterly corner of the parcel herein described;

THENCE, North 89°46'30" East, a distance of 541.11 feet to a 1/2-inch rebar with survey cap no. "TX 6223" set for an angle point of the parcel herein described;

THENCE, South 00°00'43" West, a distance of 52.82 feet to a 1/2-inch rebar with survey cap no. "TX 6223" set for an angle point of the parcel herein described;

THENCE, South 89°59'26" East, a distance of 134.54 feet to a 1/2-inch rebar with survey cap no. "TX 6223" set on the northwesterly right-of-way line of said Golden Hills Terrace Street for the northeasterly corner of the parcel herein described;

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THENCE, following the northwesterly right-of-way line of said Golden Hills Terrace Street, South 21°12'00" West, a distance of 358.65 feet to a 1/2-inch rebar with survey cap no. "TX 2998" found for an angle point of the parcel herein described;

THENCE, following the westerly right-of-way line of said Golden Hills Terrace Street, South 05°37'00" East, a distance of 179.44 feet to the **POINT OF BEGINNING**.

Said parcel containing 9.7314 acres (423,900.2 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

A plat of survey with same date accompanies this metes and bounds description.


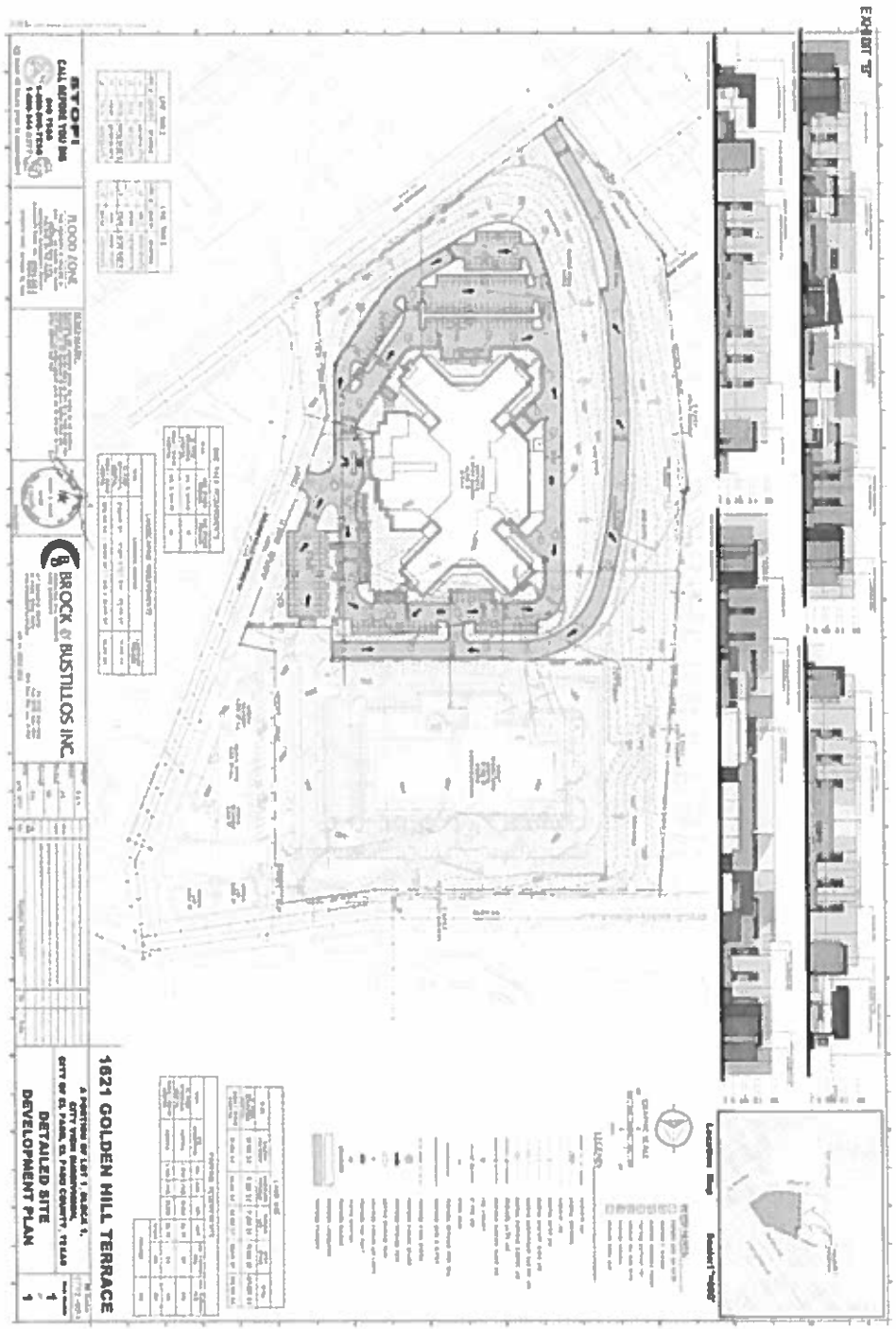

Aaron Alvarado, TX R.P.L.S. No. 6223
Date: June 06, 2016
07078-001-LOT1-SOUTH.doc



EXHIBIT "B"



ORDINANCE NO. _____
 17-1007-1952 672396
 1600 E. Cliff Drive and 1621 Golden Hill Terrace
 OAR

PZRZ17-00007

MEMORANDUM

DATE: June 1, 2017

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: PZRZ17-00007

The City Plan Commission (CPC) on June 1, 2017, voted 7-0 to recommend **approval** of rezoning the subject property from G-MU (General - Mixed Use) to S-D (Special Development) to allow for a hospital and sanitarium.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received one letter via an email in opposition to the rezoning request, see attachment 7.

A resident attended the CPC hearing and spoke against the rezoning request.

Property Owner: Cobalt El Paso Land, LLC. & El Paso Rehab. LP
Applicant: Signature Healthcare Services, LLC
Representative: Brock & Bustillos Inc. c/o Sergio Adame

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No: PZRZ17-00007
Application Type: Rezoning and Detailed Site Development Plan Review
CPC Hearing Date: June 1, 2017
Staff Planner: Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

Location: 1600 E. Cliff Drive and 1621 Golden Hill Terrace
Legal Description: A portion of Lot 1, Block 1, City View Subdivision, City of El Paso, El Paso County, Texas
Acreage: 15.07 acres
Rep District: 8
Current Zoning: G-MU (General - Mixed Use)
Existing Use: Hospital (under construction)
C/SC/SP/ZBA/LNC: No
Request: From G-MU (General - Mixed Use) to S-D (Special Development)
Proposed Use: Hospital and Sanitarium

Property Owner: Cobalt El Paso Land, LLC. and El Paso Rehab, L.P.
Applicant: Signature Healthcare Services, LLC
Representative: Brock & Bustillos Inc. c/o Sergio Adame

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Medical office; C-1/sc/sp (Commercial/special contract/special permit) & C-1/sc (Commercial/special contract) / Hospital
South: A-2/sc (Apartment/special contract), A-4/c (Apartment/conditions), & A-4 (Apartment/special contract) / Multi-family dwellings
East: G-MU (General Mixed Use) / Medical office; R-5 (Residential) / Single-family dwellings; R-5/sp (Residential/special permit) / Single-family dwellings; A-O (Apartment/office) / Multi-family dwellings; A-O/sc (Apartment/special contract) / Multi-family dwellings
West: A-2 (Apartment) / Multi-family dwellings; R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Central Planning Area)

NEAREST PARK: Houston Park (3,003 feet)

NEAREST SCHOOL: Wiggs Middle School (1,036 feet)

NEIGHBORHOOD ASSOCIATION

Central El Paso Community Organization
El Paso Central Business Association
Golden Hills Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 17, 2017. The Planning Division received one letter via an email in opposition to the rezoning request, see attachment 7.

CASE HISTORY

On April 21, 2009, City Council approved the rezoning of the subject property from C-1 (Commercial), C-3 (Commercial), and A-O (Apartment/Office) to G-MU (General Mixed Use) and approved the Master Zoning Plan (MZP) and Master Zoning Plan Report, which listed the proposed uses at the time (Attachment 5). On September 6, 2016, City Council approved a major amendment to the Master Zoning Plan on the subject

property under which this G-MU (General Mixed-Use) zoned property was regulated (Attachment 6). The amended MZP reduced the proposed uses to a rehabilitation hospital, medical offices, and an assisted living facility. Now the applicant is requesting to rezone from G-MU (General-Mixed Use) to S-D (Special Development) to remove the assisted living facility and medical office uses and replace them with a Sanitarium (psychiatric hospital).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from G-MU (General - Mixed Use) to S-D (Special Development) to allow for a hospital and sanitarium. Hospital and sanitarium are permitted uses in S-D zone district with approval of a detailed site development plan. The request for rezoning is solely to allow for the hospital and sanitarium uses as the applicant is not requesting any setback modifications. The subject property is 15.07 acres in size and currently contains a hospital which is under construction. The detailed site development plan shows 57,000 sq. ft. 2-story, hospital building (under construction) and a new 96,000 sq. ft., 2-story, sanitarium building. The development requires 285 parking spaces and the applicant is providing 306 parking spaces, to include ADA and bicycle spaces. Access to the subject property is provided from Cliff Drive, Golden Hills Terrace Street and Arizona Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from G-MU (General - Mixed Use) to S-D (Special Development) and **approval** of the detailed site development plan. The recommendation is based on compatibility with the surrounding properties zoned commercial, apartment, and residential districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Central Planning Area.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The Planning Division recommendation is based on the compatibility with the G-3, Post-war land use designation through the addition of missing commercial uses provided to surrounding neighborhoods within the area of the existing residential and reducing travel and infrastructure needs.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

The Planning Division recommendation is based on the compliance with the definition for mixed use in which the proposed commercial uses provided through the rezoning supports the existing commercial and residential uses in the area reducing travel and infrastructure needs and provides goods and services to the neighborhoods in the area.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.1: City officials should consider the following neighborhood patterns when evaluating rezoning

requests and also when locating and designing development on public land, seeking to achieve voluntary compliance with as many patterns as practical. While the land development code and state law ultimately dictate what shall be approved by the City, all design approaches that could increase the function, aesthetics, sustainability, marketability, and livability of projects should be discussed as part of the land development process. Consensus approaches should become changes to the land development code. The illustrative plans in various elements of Plan El Paso demonstrate the application of these design principles to a wide variety of sites within El Paso.

Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The Planning Division recommendation is based on the addition of commercial uses and employment opportunities provided to surrounding neighborhoods within the area which is zoned for residential and commercial uses, while also reducing travel and infrastructure needs through the mix of uses proposed.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the rezoning and detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

Not on State Right of Way.

Planning and Inspections Department – Building and Development Permitting

No objections to rezoning and detailed site development plan.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department - Land Development

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

There are no objections, comments, or police-related concerns to add.

Sun Metro

Sun Metro does not oppose this request. Route 36 provides services to a bus stop that is immediately adjacent to the subject property. The bus stop is located near Arizona and Golden Hill Terrace. Recommends coordination with Sun Metro in order to mitigate any potential impacts to proposed construction and transit services.

El Paso Water

We have reviewed the zoning change request described above and provide the following comments:

Each property or developable unit shall have a separate water meter and separate sewer service connection.

EPWater does not object to this request.

Water

Along Cliff Drive between Wright Street and Golden Hill Terrace Street there is an existing twenty-four (24) inch diameter water transmission main. This main is not available for service; no service connections are allowed to this main as per the El Paso Water – Public Service Board Rules and Regulations.

From the intersection of Cliff Drive and Medical Center Court along Cliff Drive towards the west there is an existing four (4) inch diameter water main. This main dead-ends at approximately 117 feet west of Medical Center Court.

Existing water main located within the easternmost portion of the Property (description):

From the intersection of Cliff Drive and Medical Center Court a long Cliff Drive towards the east, there is an existing eight (8) inch diameter water main. This main operates on the West High Pressure Zone. At approximately 151 feet east of Medical Center Court the alignment of this main continues towards the south into the subject Property. A pressure reducing valve (set to 50 pounds per square inch) is located at the existing northern driveway into the Property at Cliff Drive. This 8-inch diameter water main is located within the subject Property, west of Golden Hill Terrace Street for a distance of approximately 650 feet. The 8-inch diameter main connects to the existing water main located along Golden Hill Terrace Street (described in the following paragraph) by means of a pressure relief valve. The southernmost portion of this main has a diameter of four (4) inches and a length of 230 feet approximately. This existing main is a pressure regulated main (“intermediate system”). In the event this main would require to be replaced, pipeline of adequate material would be required for this water pressure. These mains operate within the Golden Hills Intermediate Pressure Zone.

Along Golden Hill Terrace Street between Cliff Drive and Arizona Street there is an existing six (6) inch diameter water main. This water main operates on the Valley Pressure Zone.

Along Arizona Street between Golden Hill Terrace Street and Langtry Street there is an existing six (6) inch diameter water main.

Along Langtry Street between Nevada Street and the alley located between Nevada Street and Arizona Street there is an existing four (4) inch diameter water main. Along Langtry Street between the described alley and Arizona Street there are no existing water mains.

Along Wright Street between Nevada Street and Cliff Drive there is an existing four (4) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 555 located at the south east corner of Medical Center Court and Cliff Drive have yielded a static pressure of 126 pounds per square inch (psi), residual pressure of 122 psi, discharge of 671 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device. This hydrant operates on the West High Pressure Zone.

Sanitary Sewer

As per EPWater-PSB records, no existing public sanitary sewer mains are shown inside the Property.

From the intersection of Cliff Drive and Wright Street along Cliff Drive towards the east there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 280 feet east of Wright Street.

From the intersection of Cliff Drive and Golden Hill Terrace Street along Cliff Drive towards the west there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 370 feet west of east of Golden Hill Terrace Street.

Along Golden Hill Terrace Street between Cliff Drive and Arizona Street there is an existing six (6) inch diameter sanitary sewer main.

From the intersection of Arizona Street and Golden Hill Terrace Street along Arizona Street towards the west there is an existing sanitary sewer main. This main dead-ends at approximately 150 feet west of Golden Hill Terrace Street.

Along Wright Street between Cliff Drive and Nevada Street there is an existing eight (8) inch diameter

sanitary sewer main.

Along Langtry Street between Nevada Street and Arizona Street there are no existing sanitary sewer mains.

General

If the Developer decides to abandon or remove the existing EPWater facilities located on the subject Property, the Owner/Developer is responsible for all depreciation costs. All removal and disposal costs associated with this work will be the responsibility of the Owner/Developer.

In the event that the development/improvement plans allow for the existing EPWater-PSB facilities to remain (within dedicated easements), the El Paso Water – Public Service Board requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the existing EPWater-PSB facilities are located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the existing eight (8) inch diameter water main.

Upgrades to the existing system may be required depending on the proposed improvements.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Pressure regulating/reducing devices and pressure relief devices within the proposed public water distribution system are anticipated within this development.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The alignment and location of the proposed EPWater-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (EPWater-PSB easements) without the written consent of EPWater-PSB.

The PSB easement shall be improved to allow the operation of EPWater maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWater-PSB.

Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWater-PSB.

EPWater-PSB requests the Developer to refrain from constructing rock walls, signs or any structure that will interfere with the access to the PSB easements.

EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Master Zoning Plan (MZP), approved, April 21, 2009
6. Master Zoning Plan (MZP), approved amendment, September 6, 2016
7. Email in Opposition

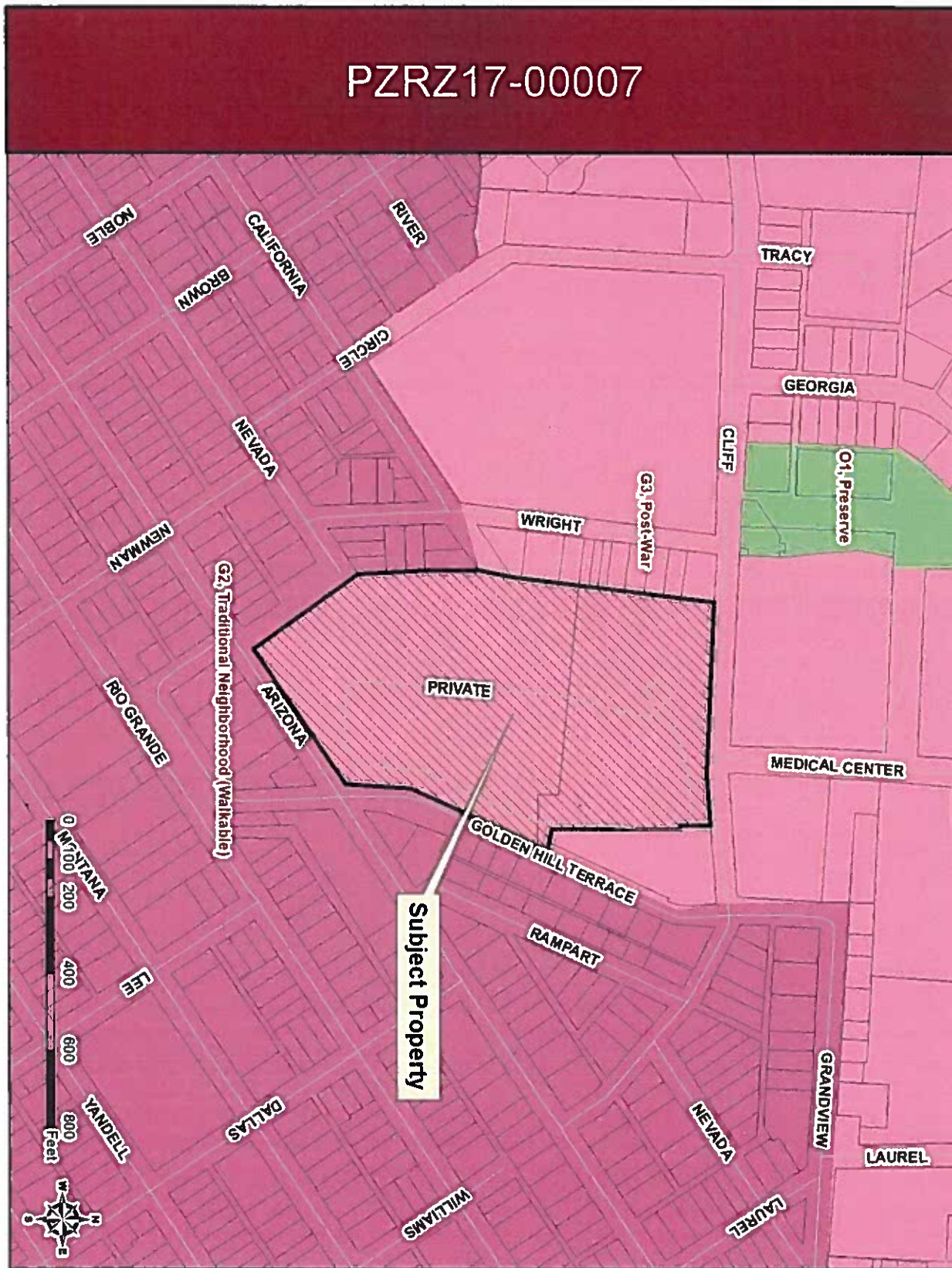
ATTACHMENT 2: AERIAL MAP

PZRZ17-00007



ATTACHMENT 3: FUTURE LAND USE MAP

PZRZ17-00007



ATTACHMENT 5: MASTER ZONING PLAN (MZP), APPROVED, APRIL 21, 2009

MASTER ZONING PLAN

City View Master Zoning Plan Report for a General Mixed Use District

INTRODUCTION

This is a 16.4 acre mixed use redevelopment project located off of Cliff Avenue across the street from the Sierra Hospital. The parcel is north of the Central Business District, and has a spectacular view of the downtown area, hence the City View name of the project. The parcel extends from Cliff Avenue on the north to Arizona Street on the south and Golden Hill Terrace to the east. The geographic area on either side of Cliff has historically been part of one of the larger medical districts in El Paso, with numerous multistory medical buildings within a half mile radius. It is estimated that some 5,000 medical employees, related support staff and doctors work within this district, and the many medical facilities draw thousands of patients and their families to the area.

The proposed development includes a state of the art multistory specialty medical facility, at least two multistory medical office buildings and supportive and compatible medical, retail and commercial uses. The development is targeted to help attract physicians to address the City's critical doctor shortage estimated to be over 600 doctors, and to provide more specialty services that El Paso patients currently have to leave the City to obtain. The project is also designed to create needed amenities within a walkable distance of the employees and neighborhood residents, and is designed to encourage pedestrian use.

Most of the 15 separate structures existing on the site were built in 1954 as medical office buildings. The former Cliff Inn Hotel was built in the 1980's, and had begun to rent or contract rooms before it was closed. Within a few of the office buildings there are small areas of medically related retail. Most of the office buildings are stucco over concrete block with flat built up roofs and roof-mounted HVAC units. These buildings have exceeded their useful life and have become functionally obsolete. All of the streets and parking areas within the parcel are privately owned and have been poorly maintained by previous owners. A series of absentee owners over the last 20 years who failed to reinvest in the property and its improvements has resulted in many empty buildings or spaces. Inconsistent maintenance and forfeited capital improvements to the complex have resulted in an eyesore to the neighborhood and could fall under the City's definition of blight found in Section 3.16.020 of the Municipal Code.

Blight is defined to include any area which by reason of the presence of a substantial number of substandard or deteriorating structures, deterioration of site or other improvements, or any combination of these, substantially impairs or arrests the sound growth of a city, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. The property's failure to attract the type of medical community and medical uses that it once attracted and that El Pasoans desire, its deteriorating condition and its low tax base, makes the property a detriment to the City.

The developer of the project, who also has an ownership interest in it, is locally owned and operated. The near term plans are to demolish all but two of the larger buildings that are tenant occupied and one small building that houses the power system.

PURPOSE

The purpose of the GMU district is as follows: to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large scale developments that are able to function as individual neighborhoods, or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics, or as

transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses." (El Paso Municipal Code 20.06.020.D.11 as amended) Further, a mixed use development may be authorized to encourage use schemes such as medical centers. (20.10.360)

This development fits squarely within the GMU purposes and within the City's stated development goals and encouragement of mixed use projects. The mix of the health related and retail uses within the project will be designed to address and support the existing and future health needs of the larger medical district of which it is a part, and of the employees and neighbors in the area. The development will be innovatively designed to incorporate green space within the mix of upscale compatible and complimentary uses. It is anticipated that a quality restaurant as well as small retail stores will provide better eating, entertainment and purchase options than are currently available to serve residents in the area. Employees, residents, patients and their families will be able to park their car in one location, and then walk to these areas. If there is adequate market demand and financial support, the development may include a high end residential condominium or apartment component.

CURRENT CONDITIONS

Currently, the portion of the subject property on which the Cliff Inn is located is zoned C-3 SC with a requirement of a detailed site development plan. Per the City's zoning map, the parts of the property that are being used as medical office buildings with some retail are zoned, C-1 and A-O. There are two older cell towers on the outer edge of the property near Golden Hills Terrace Street. The applicant is requesting a rezoning to GMU (General Mixed Use) District. The GMU Master Zoning Plan (MZP) represents a timely opportunity for one of El Paso's oldest medical complexes to be redesigned with a higher quality of mixed uses and as a pedestrian oriented development. This project will attract and improve the quality of life of the physicians, the medical support staff, the patients needing medical services, and the neighborhood residents. It will also be designed to change the way medical care is delivered to El Pasoans. The project will transform many out dated and currently vacant buildings with unattractive streetscapes into a strong tax base of a modern mixed-use complex containing state of the art medical facilities.

CHARACTERISTICS

Total Acreage: 16.40 acres

Entire project is one lot

Density-maximum Floor Area ratio (FAR) of less than 1.25 to 1

Maximum proposed total Floor Area: 750,000 net rentable square feet, 900,000 gross square feet

Lot dimensions-minimum of 903.73 feet (width) by minimum of 485.71 feet (depth)

Max width of lot 942.34 feet:

Max depth of lot of 794.43 feet

Ave width of lot: 1,153.46 feet

Ave depth of lot: 640.07 feet

All Building setbacks-zero

Lot coverage-100%

Maximum Building Height:

- Along Golden Hills Terrace, the maximum building height shall be limited to 5 stories from Street Grade level.
- Along Wright Avenue, the maximum building height shall be limited to 5 stories from finished floor of first floor of building.
- Remaining Site Maximum Building Height-10 stories

Buffers-opaque native landscaping

Parking-shared parking

No excess cut material shall be allowed to be placed on any part of the western slope

Permissible land uses:

3.00- Educational, institutional & social uses

Adult day care center
Art gallery
Child care facility
Community Center, Convention Center
Library
Lodge
Museum

4.00- Office & research services

Automated Teller Machine (ATM)
Bank
Courier and message service
Credit union
Data processing center
Employment agency
Financial Institution
Office, medical
Office, professional/nonprofessional
Research laboratory
School, arts and crafts
Studio, dance, music, photography

6.00- Medical & related uses

Assisted living facility
Clinic
Convalescent Home
Drug store
Hospital
Intermediate care facility
Medical lab
Optical dispensary
Sanitarium

9.00- Parking & Loading

Garage or lot, parking, community/commercial/private
On-site loading

10.00- Personal services

Barbershop
Beauty Salon
Dry cleaning shop
Laundromat, laundry
Locksmith

11.00- Recreation, amusement & entertainment

Athletic facility (indoor)
Community recreational facility
Exercise facility (indoor)

Laser games center
Open space- common/public/private
Sauna, exercise room

13.00- Residential

No more than 20 units
Apartment (5 or more units)
Bed & Breakfast
Boarding House
Domestic storage
Guest, Employee Quarters
Home occupation uses
Hotel/Motel
Laundry room
Single-family attached dwellings

14.00- Sales, retail & wholesale

Bakery
Book Store
Boutique
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Flower shop, florist
Grocery
Hobby store
Ice cream parlor
Music store
Print & copy shop
Produce stand
Restaurant (drive-in or walk-up or sit-down)
Retail establishment
Specialty shop

15.00- Signs

On-premise advertising

16.00- Temporary uses

Mobile office-storage unit (related to construction operations)
Model dwelling

17.00- Towers & related structures

Personal Wireless Service Facility- mounted, ground mounted, roof mounted
Solar conversion system (land use permitted by special permit)

19.00- Utility & miscellaneous governmental facilities

Public & private streets and ROW

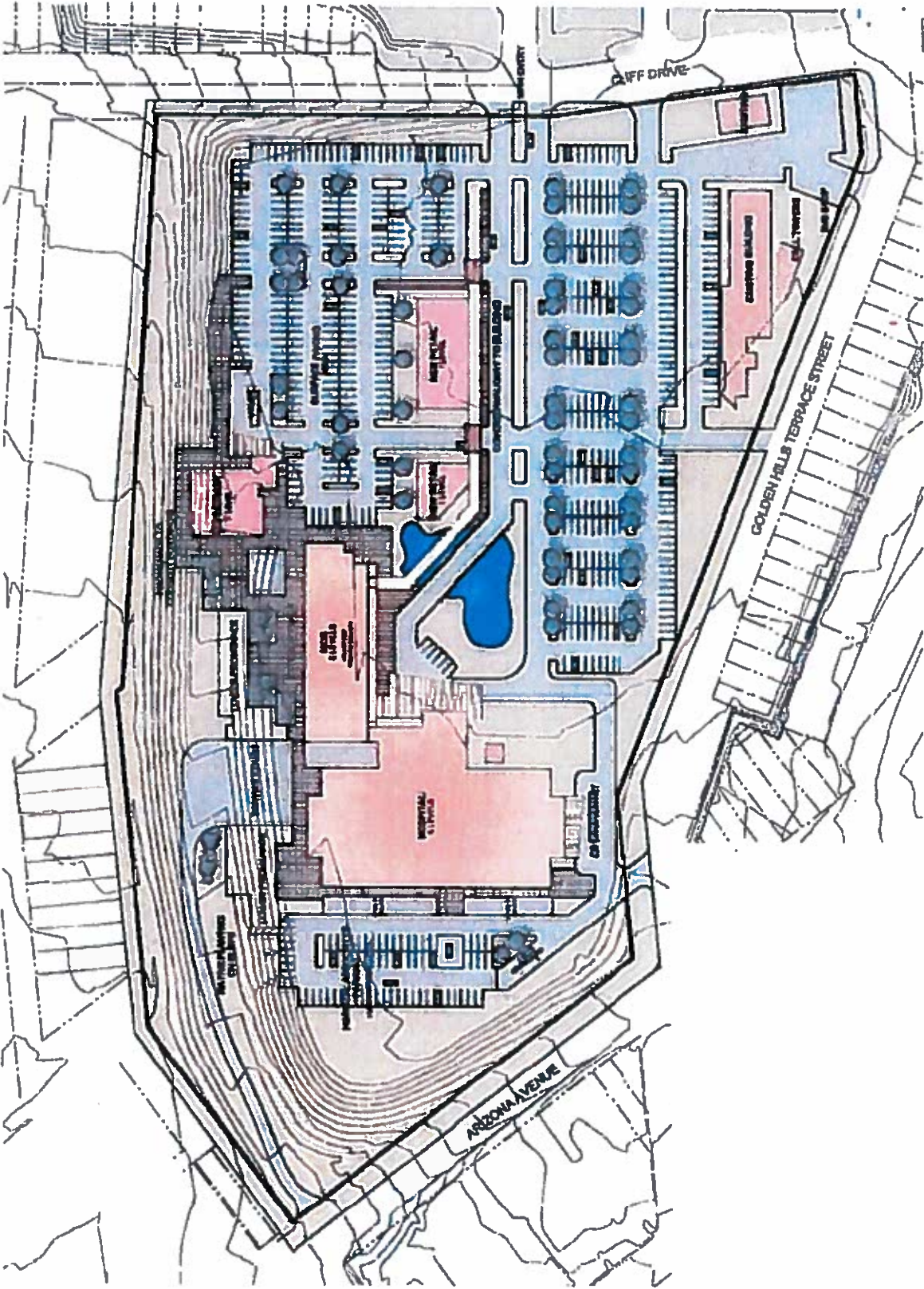
COMPREHENSIVE PLAN

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete

development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits.

PHASING

The first phase of this redevelopment project which is anticipated to begin within 6 months and be completed within 12 months of its inception, is for the abatement and demolition of the hotel that was formerly operated as the Cliff Inn, and all 11 of the 13 existing medical office structures on the property. The second phase is anticipated to be the construction of a state of the art medical facility. Contingent on financing, the planning for this phase is projected to start in 2009 and the majority of the construction completed by the end of 2011. The building will include at least two different uses. It is anticipated that additional medical buildings will be constructed as part of the project, some of which will include a retail or other commercial component. In addition, it is anticipated that a restaurant may be constructed on the property. Any attached residential component would be toward the end of the phasing of the project. Construction on these additional buildings should be started between 2011 and 2013, and completed by 2016.



**ATTACHMENT 6: MASTER ZONING PLAN (MZP), APPROVED AMENDMENT,
SEPTEMBER 6, 2016**

MASTER ZONING PLAN AMENDMENT
MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT
FOR CITY VIEW SUBDIVISION

INTRODUCTION

This is a 15.07-acre mixed-use redevelopment project located off Cliff Avenue across the street from the Sierra Hospital. The parcel is north of the Central Business District, and has a spectacular view of the downtown area. The parcel extends from Cliff Avenue on the north to Arizona Street on the south and Golden Hill Terrace to the east. The geographic area on either side of Cliff has historically been part of one of the larger medical districts in El Paso, with numerous multistory medical buildings within a half-mile radius. It is estimated that some 5,000 medical employees, related support staff and doctors work within this district, and the many medical facilities draw thousands of patients and their families to the area.

The proposed redevelopment includes a state of the art 57,000 square foot 42-bed two-story Rehabilitation Hospital, two (2) medical office buildings and a 42-unit memory care assisted living facility. The redevelopment will attract patients seeking quality medical care and the highly skilled physicians providing these critical medical services including specialty services to those El Paso patients that currently have to leave the City to obtain. The project is also designed to encourage pedestrian use for physicians and patients visiting one or more of the buildings and/or the surrounding medical services.

The development will provide numerous full-time employment for many El Paso residents and the on-going positive economic impact from the development's use of local goods and services.

PURPOSE

This development fits squarely within the GMU purposes and within the City's stated development goals and encouragement of mixed-use projects. The mix of the health related and senior care uses within the project will be designed to address and support the existing and future health needs of the larger medical district of which it is a part, and of the employees and neighbors in the area. The redevelopment will be innovatively designed to incorporate green space within the mix of upscale compatible and complimentary uses. Employees, residents, patients and their families will be able to park their car in one location, and then walk to other areas.

CURRENT CONDITIONS

The subject property is zoned GMU (General Mixed Use) District with an approved Master Zoning Plan (MZP). The applicant is requesting an amendment to MZP. The currently approved MZP does not conform to the plans of the applicant. The currently approved MZP is impractical, and its implementation costs are prohibitive. The amended MZP presents a better plan and a great opportunity for one of El Paso's most prominent medical areas to be redesigned with a higher quality of medical facilities development. This project will attract and improve the quality of life of the physicians,

PROJECTS:07060-001-EL PASO REHAB.MZP-Amendment-EPR rehab.docx

Page 1 of 3

MASTER ZONING PLAN AMENDMENT
MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT
FOR CITY VIEW SUBDIVISION

the medical support staff, the patients needing medical services, and the neighborhood residents. It will also be designed to change the way medical care is delivered to the residents of El Paso. The project will transform the currently vacant land with attractive building with a strong tax base and modern medical facilities.

CHARACTERISTICS

Total Area: 15.07 acres
Entire project consists of 2 lots
Density-maximum Floor Area ratio (FAR) of approximately 5-ft² of lot to 1-ft² of buildings
Maximum proposed total Floor Area: 113,000
Net rentable square feet, 113,000
Gross square feet 113,000

Lot dimensions:
Minimum width 557-ft
Minimum depth 943-ft
Max width of lot 631-ft
Max depth of lot of 1,222-ft
Ave width of lot: 594-ft
Ave depth of lot: 1,082-ft

All Building setbacks-zero

Lot coverage:

Buildings:	13.02%
Landscaping:	17.04%
Parking lots:	27.24%
<u>Open Space:</u>	<u>42.70%</u>
Total:	100.00%

Maximum Building Height: 46-ft
Along Cliff Avenue, the maximum building height shall be 2-stories.
Along Golden Hills Terrace, the maximum building height shall be limited to 1-story.
Along Wright Avenue, the maximum building height shall be limited to 1-story.
Along Arizona Avenue, the maximum building height shall be limited to 1-story
Buffer areas shall have native landscaping
Western slope to remain in its current condition
Parking is exceeding the maximum; however, trees shall be provided to compensate parking excess.
18-Bicycle parking spaces
No excess cut material will be placed on any part of the western slope

MASTER ZONING PLAN AMENDMENT
MASTER ZONING PLAN REPORT FOR A GENERAL MIXED USE DISTRICT
FOR CITY VIEW SUBDIVISION

PERMISSIBLE USES

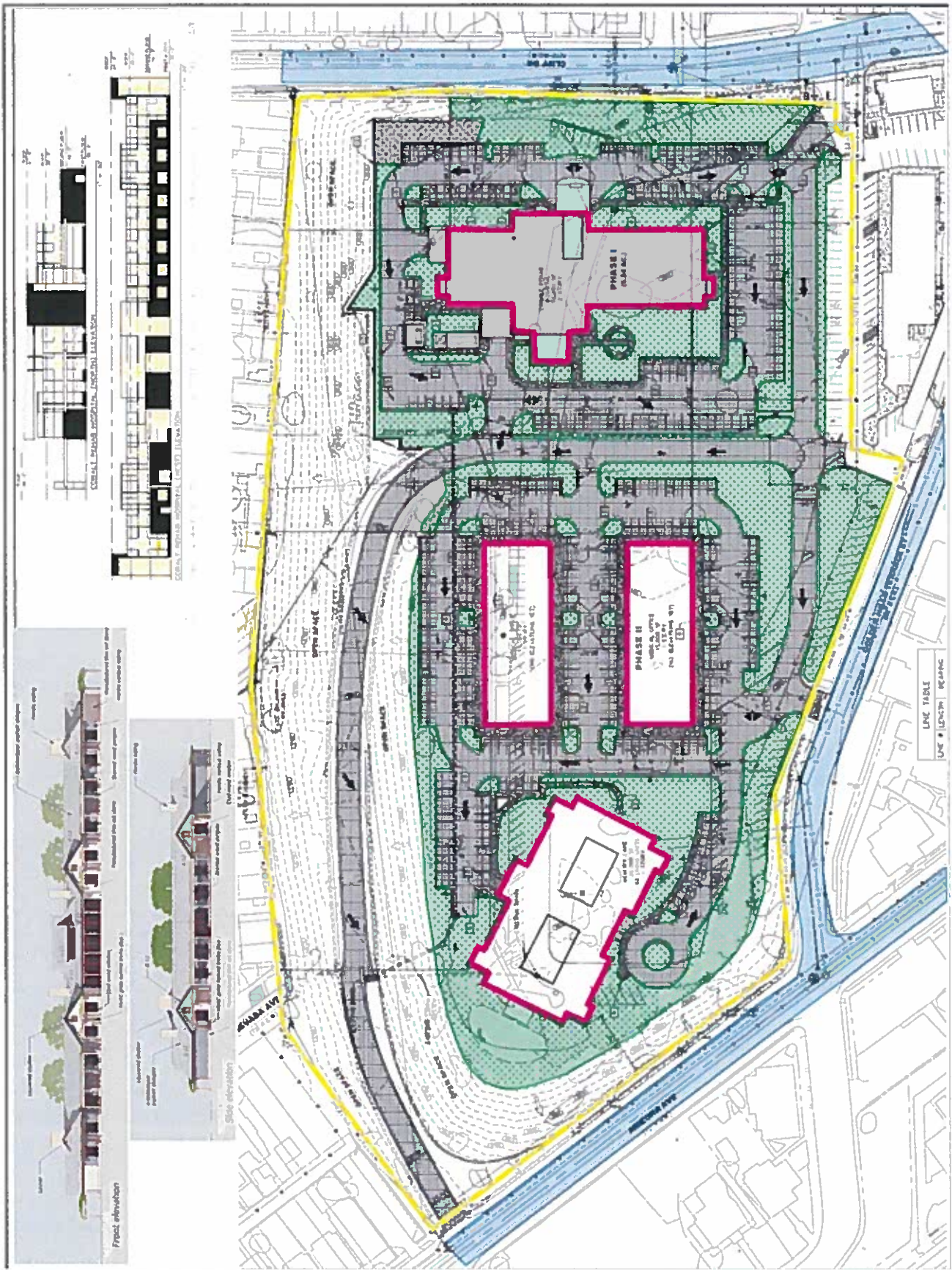
- 2-Medical Office Buildings with floor area of 15,000-ft² each
- 1-Rehabilitation Hospital Building with floor area of 57,000-ft²
- 1-Memory Care Building with floor area of 26,000-ft²

COMPREHENSIVE PLAN

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits

PHASING

The first phase of this redevelopment project is the construction of the Rehabilitation Hospital, which is anticipated to begin approximately October 2016 and be completed within 12 months. The second phase is anticipated to be the construction of the 42-unit Memory Care Assisted Living Facility. Contingent on financing, the construction for this phase is projected to start in early 2017 with construction completed by the end of 2017. The final phase is the medical office buildings, which should commence construction approximately summer 2017 with an approximate 10 months construction schedule for completion.



ATTACHMENT 7: EMAIL IN OPPOSITION

Salloum, Andrew M.

From: Debi Hradek <debhradek@gmail.com>
Sent: Thursday, June 01, 2017 10:26 AM
To: Salloum, Andrew M.
Subject: CASE NO. PZRZ17-00007

Good morning Mr. Salloum,

I am contacting you regarding the above case no. which references the City View site zoning application by Cobalt El Paso Land, L.L.C to rezone the property S-D to allow for a Hospital/Sanitarium to be built.

There is already a hospital in the area so my understanding is that a sanitarium will be built on this site. I have a concern for the construction of a sanitarium at this location because there are many types of facilities that can be classified as sanitariums.

Historically, a sanitarium was a medical facility for long-term illness, most typically associated with treatment of tuberculosis (TB) in the late-nineteenth and twentieth century before the discovery of antibiotics.

Today, this term could refer to a medical facility for rehabilitation, long-term illness, or a health-oriented resort; however, this term may also reference a facility to treat in-patient mental illness, which would cause a concern, especially if there was the possibility of violent patients to be housed.

As you know, within 500 feet of this site, there is an Elementary and a Middle School and the site is surrounded on 3 sides by residential neighborhoods with a multitude of children and families. The Fall Mansion (a former Mayor's mansion) which was recently renovated by the City of El Paso is within 1000 ft. and Leonard Hall's estate is within 500 feet.

My property is also within 500 feet of this site; I have owned my property for 25 years, but I am in the final design stages to completely renovate it with the intention of moving back into Central El Paso with my teenage children and enjoy the beautiful views my property affords. If the rezoning were to allow for an in-patient facility for violent patients or those with severe mental illnesses, I would re-evaluate my decision to renovate my property and would be concerned for the neighborhood children both at the schools and those that live in the neighborhood. I bought the property with the intention of renovating it to retire and enjoy with my children and grandchildren. At the time, the hotel still stood, later I understood that a mixed use facility would be built, which makes a lot of sense for a site with such a fabulous view.

After I move in, my intention is to work to upgrade this area and provide adequate respect to its history and beauty.

Since the word sanitarium has so many connotations and is open to wide interpretation, I would not be in favor of the rezoning unless more information can be provided as to the specific intention of the new facility. The term is too general for me to agree with this zoning at this time.

Thank you for the opportunity to state my case. I will attend today's hearing if I can clear my schedule.

Respectfully,

Deborah Blea Hradek

1407 Golden Hill Terrace



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)

Public Input: The Planning Division received one letter via an email in opposition to the rezoning request.

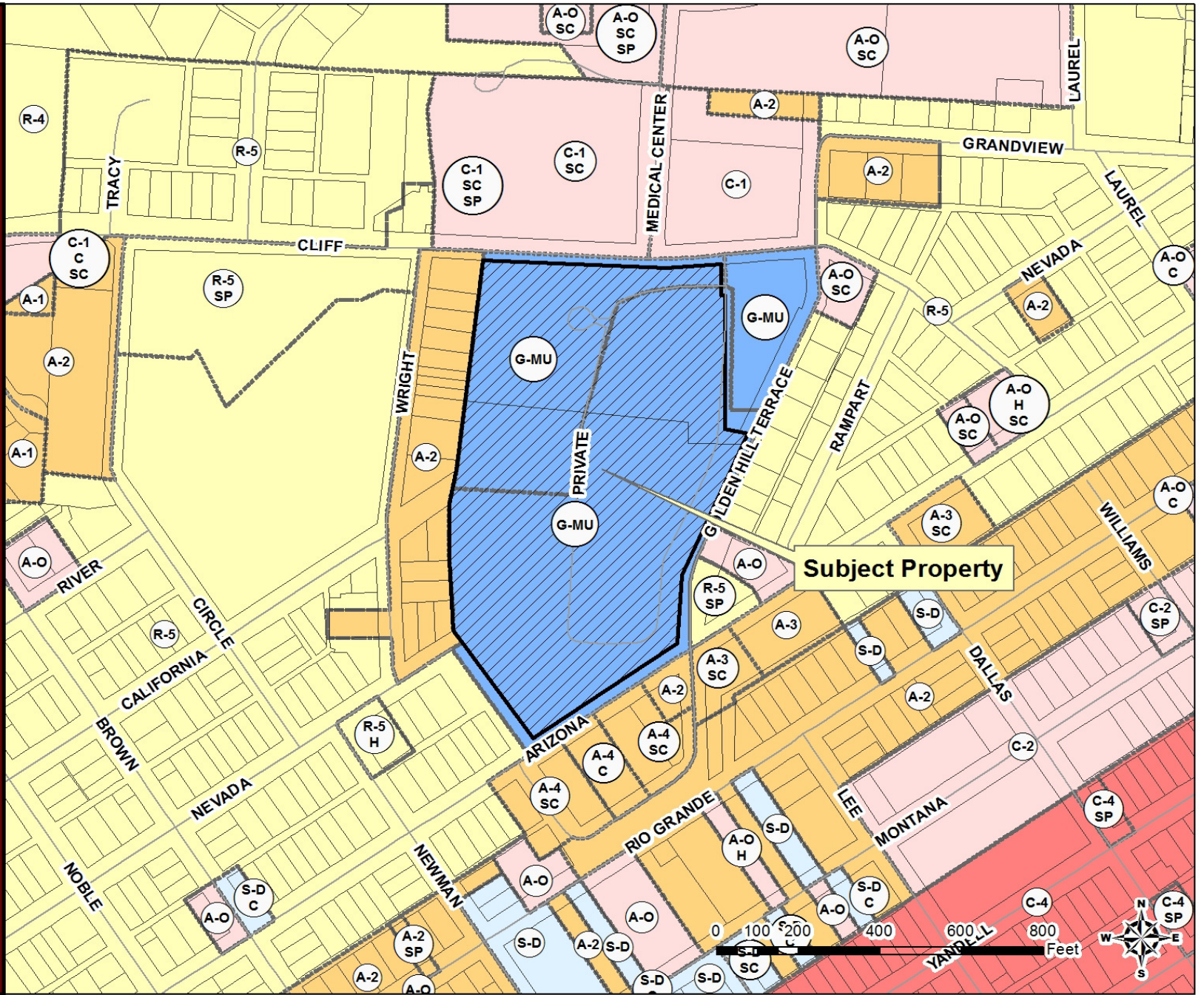
One resident attended the CPC hearing and spoke against the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

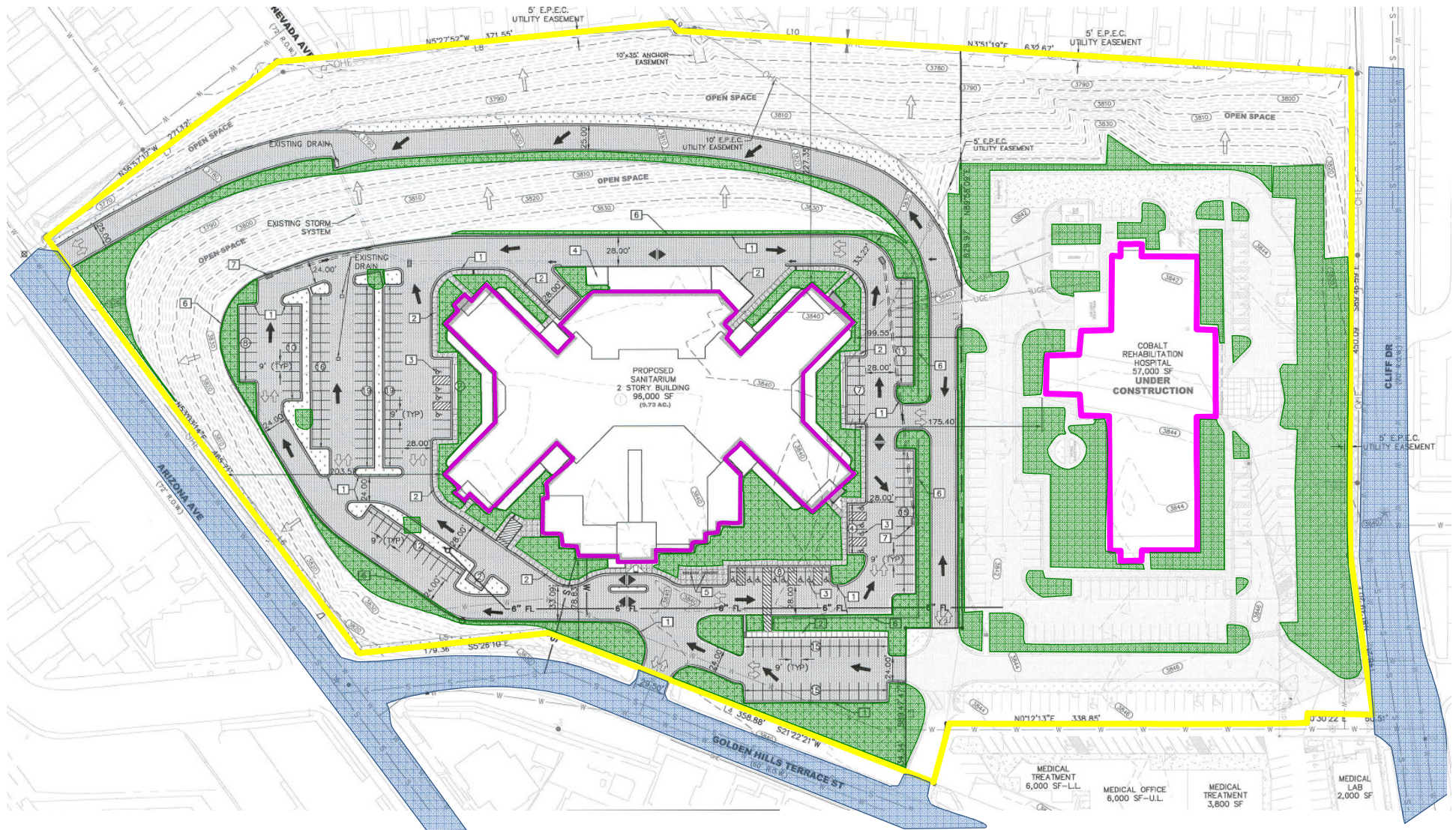
3.2 Improve the visual impression of the community

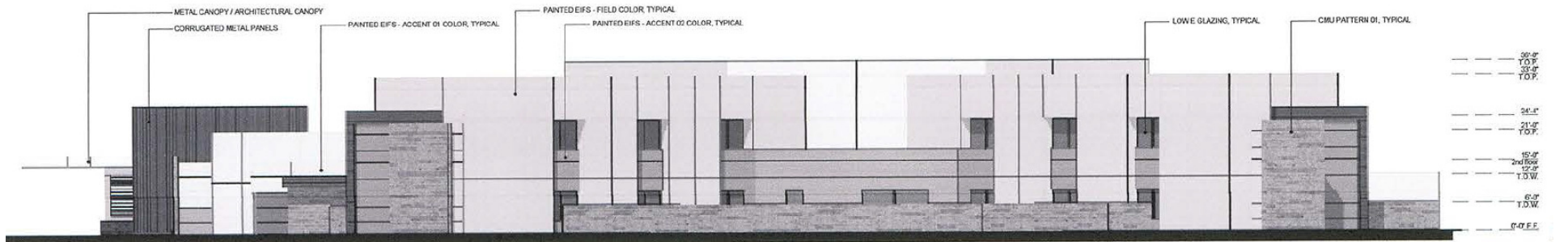
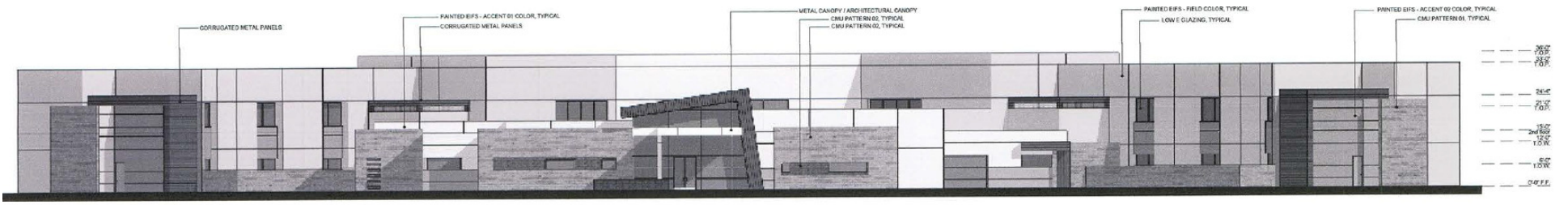
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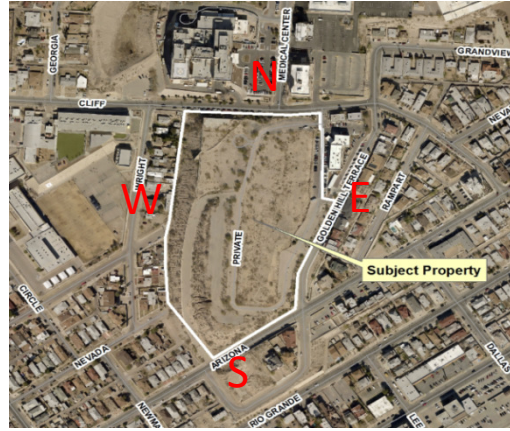




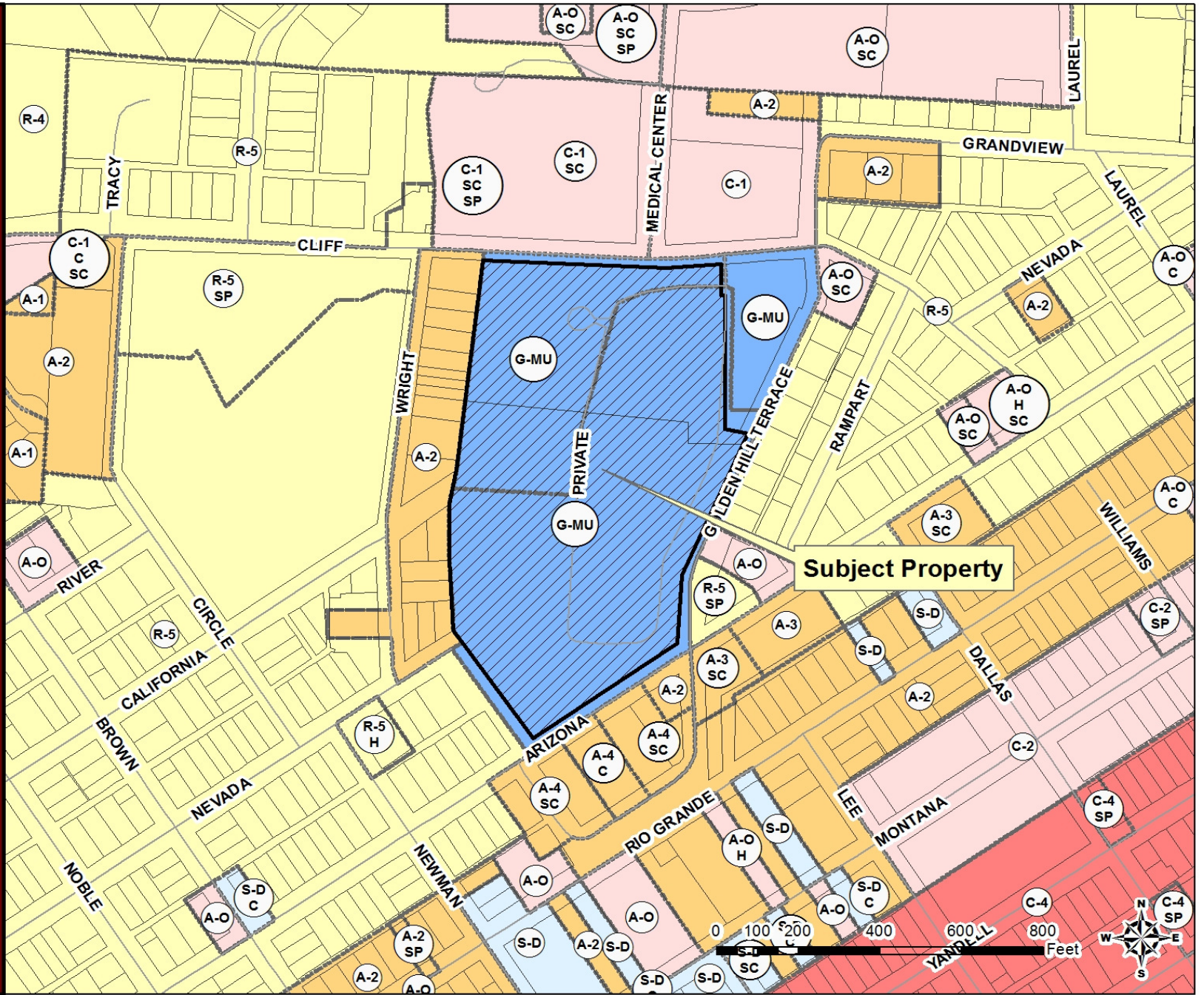
NORTH ELEVATION- SIDE ELEVATION



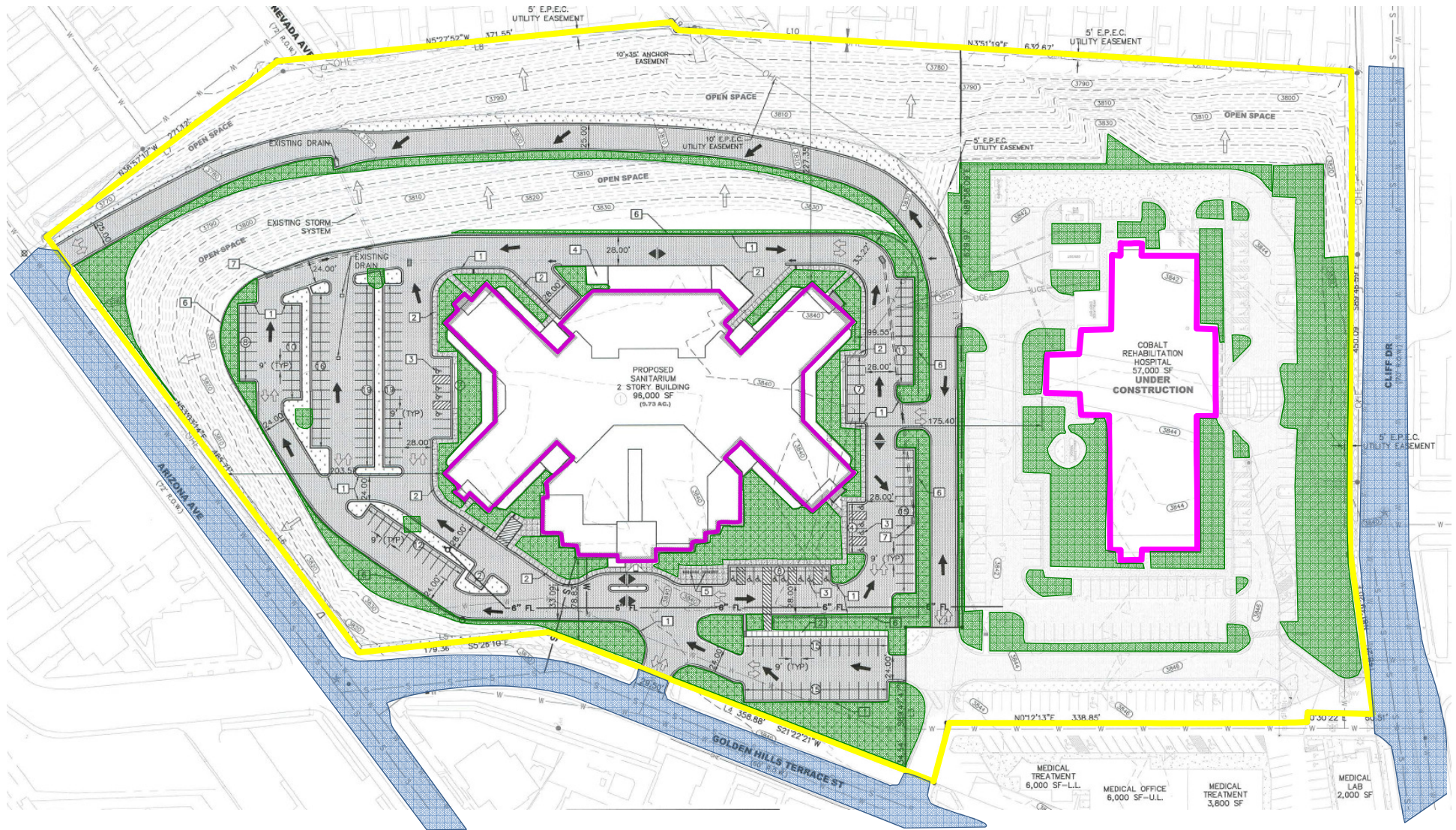




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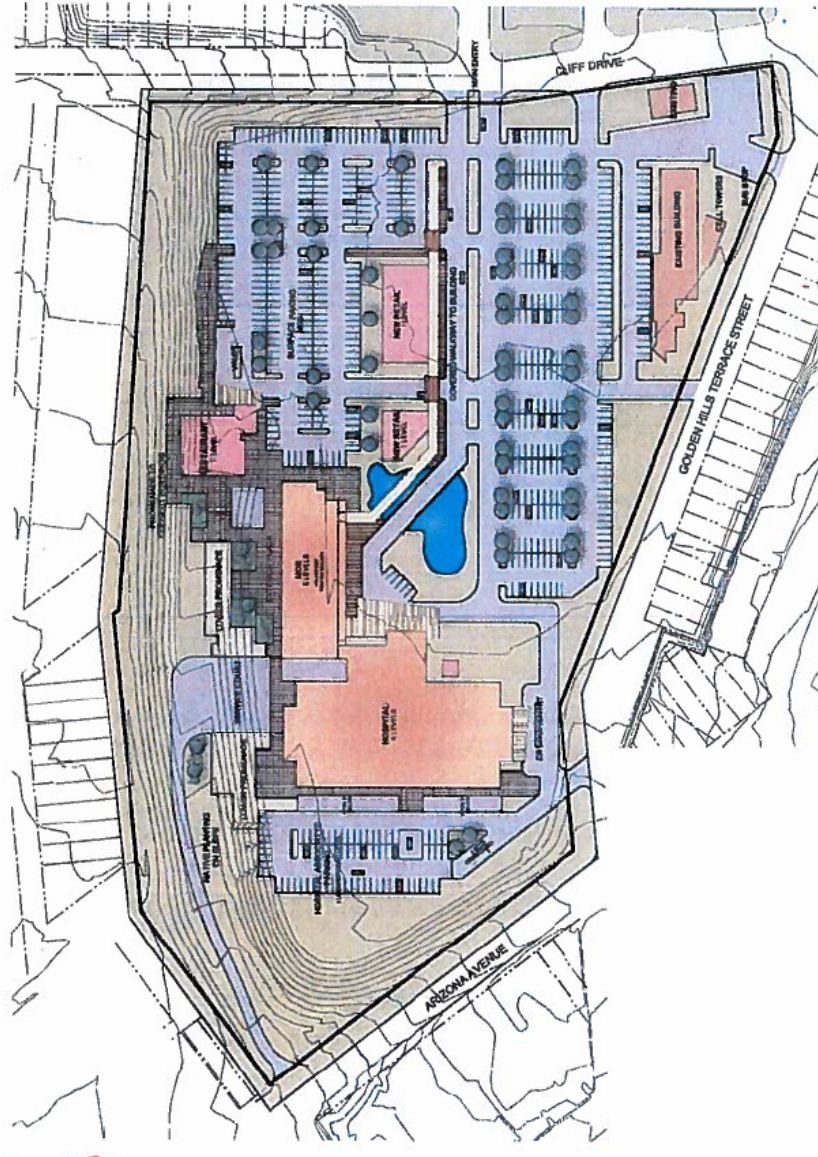


New Detailed Site Development Plan





Approved dated April 21, 2009



"Delivering Outstanding Services"



DEFINITIONS

- **20.02.830 - Sanitarium.**

"Sanitarium" means a facility where two or more sick, injured or infirm persons are regularly housed, and are provided therapy, treatment or rehabilitation, with no surgical care provided

- **20.02.456 - Hospital.**

"Hospital" means an institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities and staff offices.