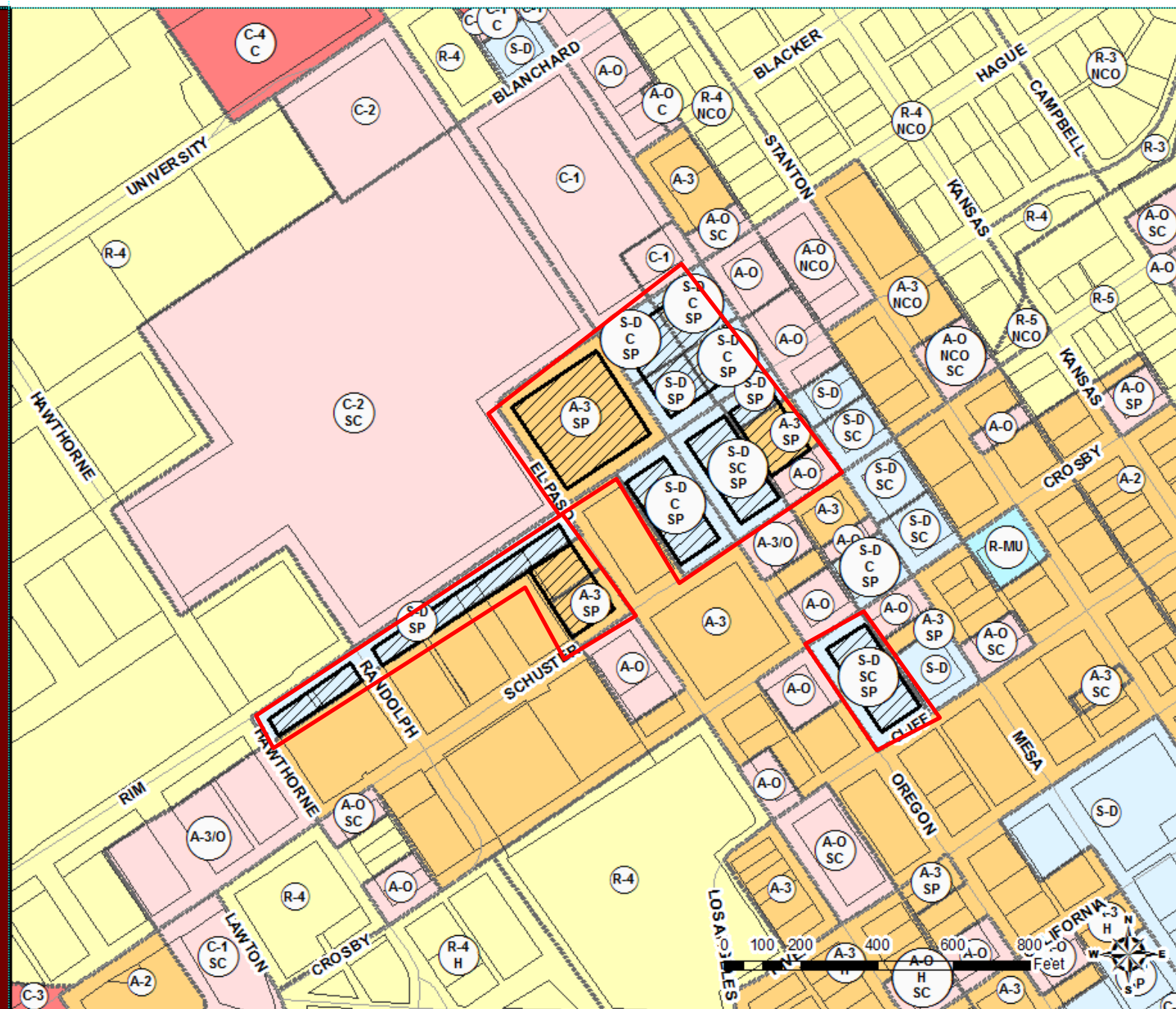




PZST17-00013







SUMMARY OF REQUEST

- **SPECIAL USE PERMIT– HELISTOP** in the S-D/c/sp (Special Development / conditions / special permit) District
 - *(For Parcel 1 located at 1800 Oregon St.)*
- **SPECIAL PERMIT FOR PARKING REDUCTION**
 - *(For Parcels 1, 2, 3, and 5, the Las Palmas Hospital Campus)*
- **SPECIAL USE PERMIT – OFF-STREET PARKING SERVING ANOTHER PROPERTY** in the A-3 (Apartment) and S-D (Special Development) Districts
 - *(For Parcels 4, 7,8,9,10, the surface parking lots located on Rim, Oregon, and Crosby Streets)*



PROJECT PHASING

PHASE 1:

SHELL PERMIT FOR THE WALLS OF THE BUILDING EXPANSION

- CONSIDERED ONE FLOOR BECAUSE FLOORS 2 AND 3 WOULD NOT BE CONSTRUCTED INSIDE THE SHELL DURING THIS PHASE
- REQUIRED 6.6% PARKING REDUCTION (60 SPACES) FOR 96,402 SF OF EXPANSION
- ZBA APPROVAL GRANTED FOR PARKING REQUEST 2/13/2017

PHASE 2:

HELISTOP

EXISTING OFF-STREET PARKING LOTS

REMAINING 2 FLOORS OF VERTICAL EXPANSION (ADDING THE FLOORS TO THE INSIDE OF THE THREE STORY SHELL BUILDING)

- REQUIRES 79 ADDITIONAL SPACES, OR 9% REDUCTION
- *NOTE: 536,700 SF HOSPITAL REQUIRES 932 SPACES. TOTAL REQUIREMENT IS 872 DUE TO ZBA APPROVAL.*



PZST17-00013

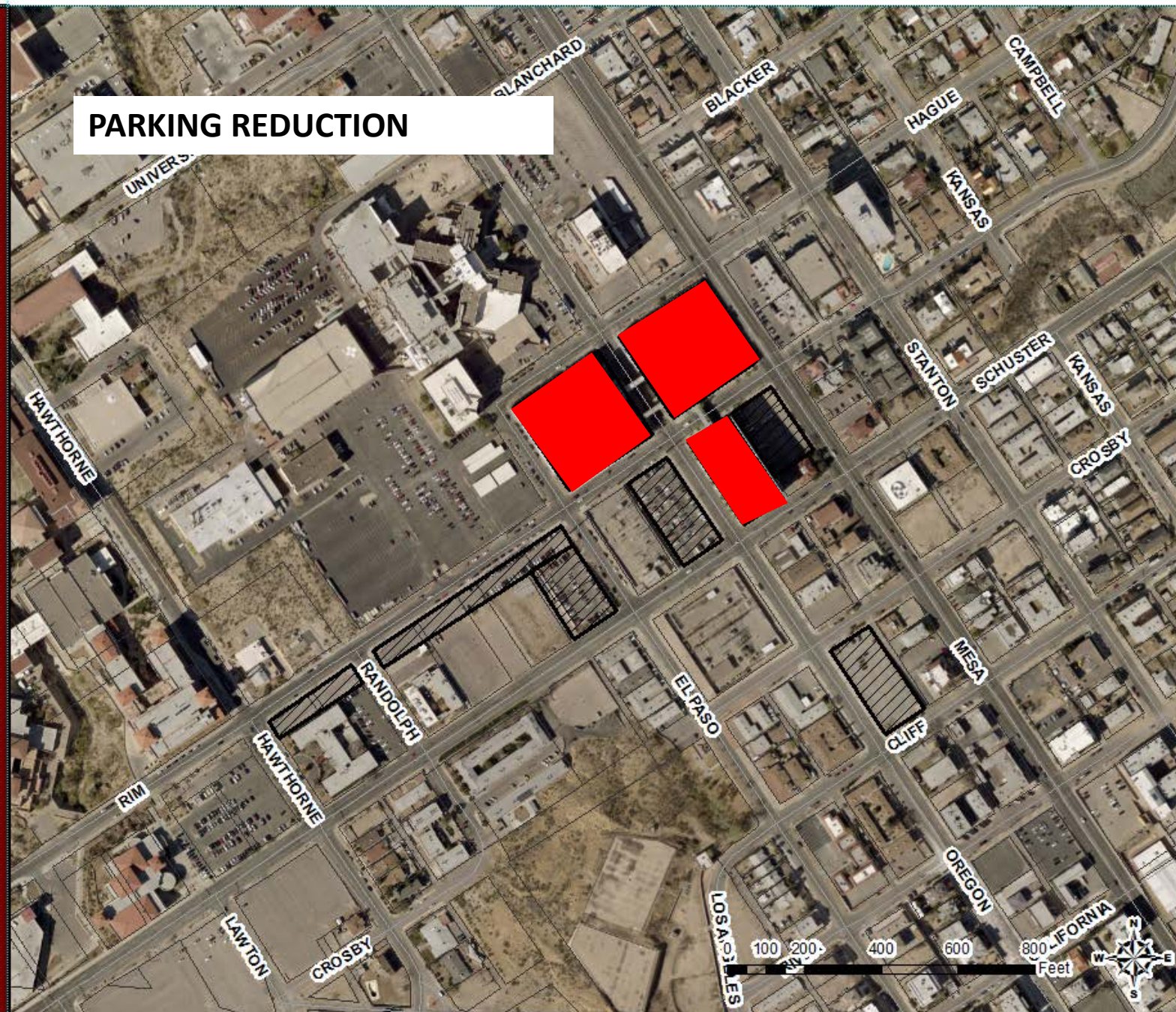
HELISTOP





PZST17-00013

PARKING REDUCTION



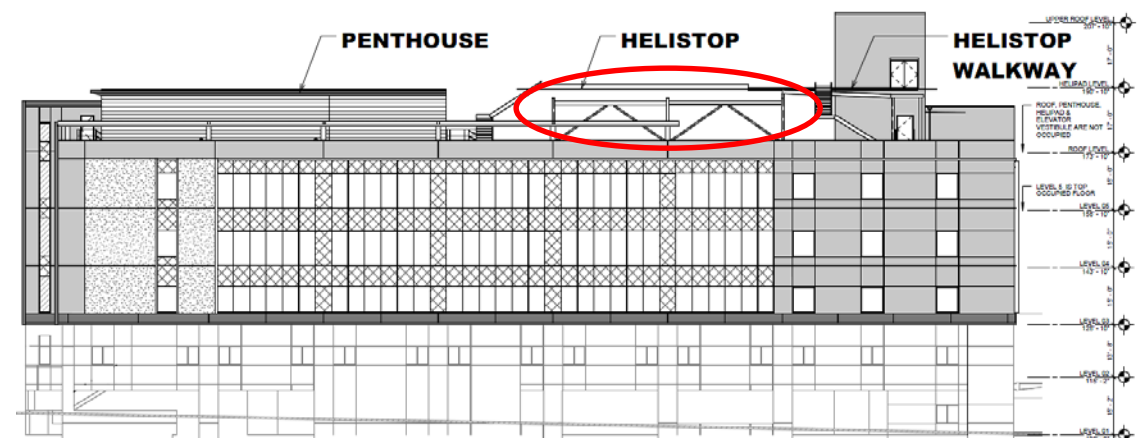


PZST17-00013

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







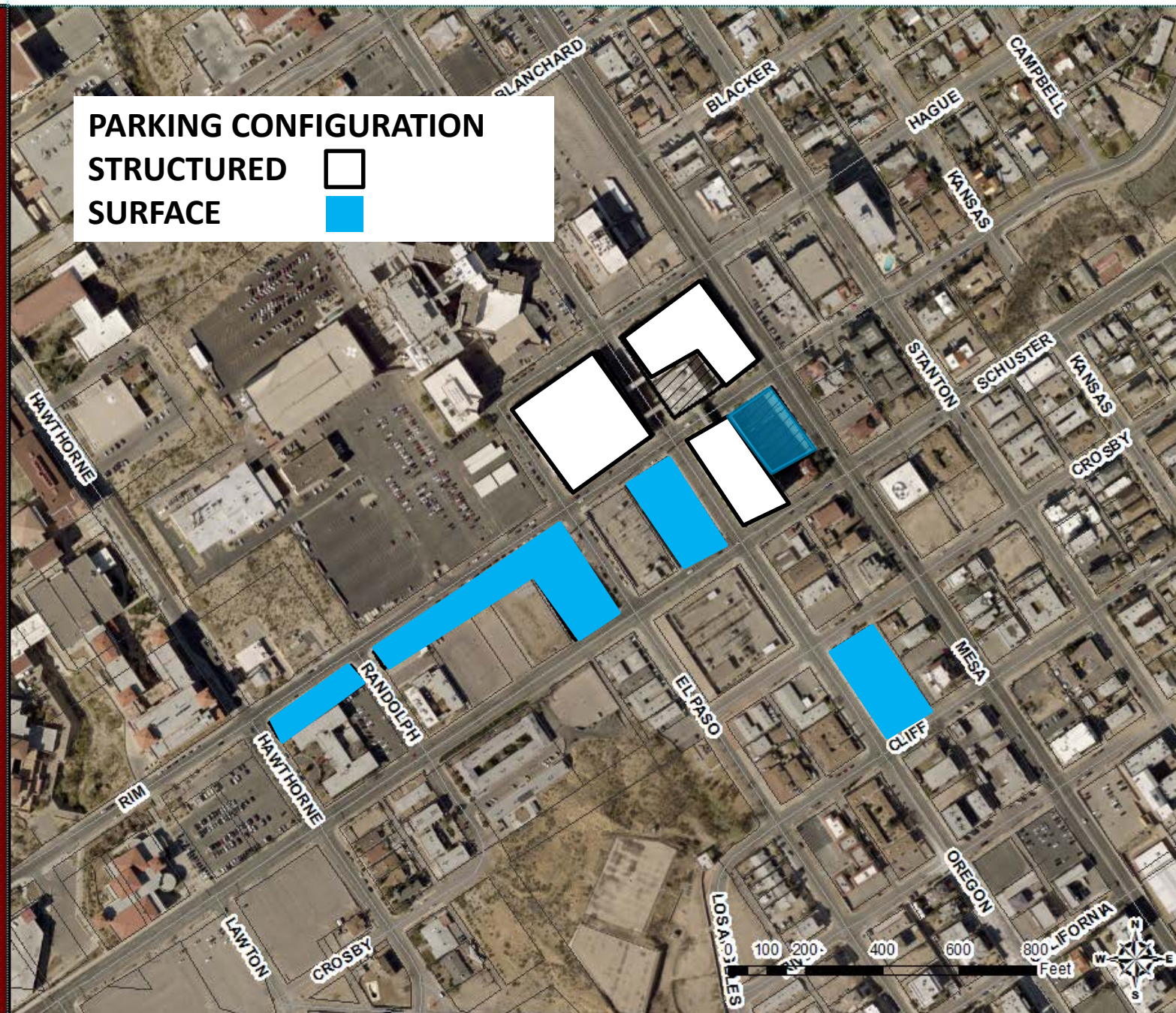
ER ENTRANCE



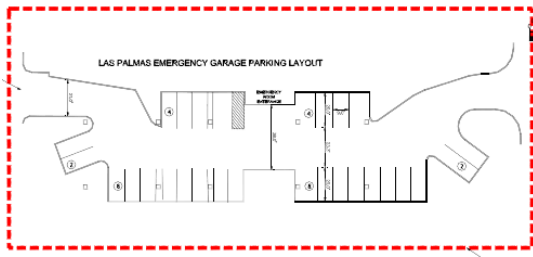
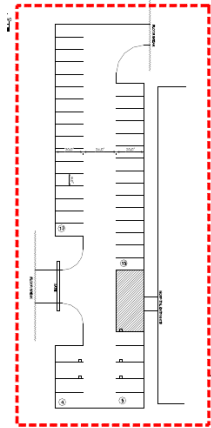
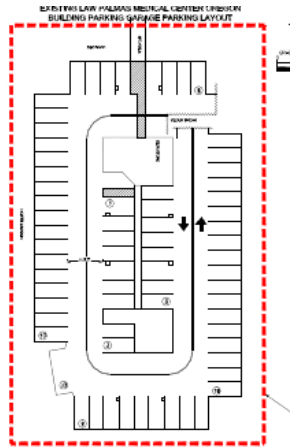
PARKING STRUCTURE OR LOT	SPACES PROVIDED PER DSP	
BUILDING A PARKING STRUCTURE	267	
BUILDING B PARKING STRUCTURE	47	
BUILDING C PARKING STRUCTURE	28	
SURFACE PARKING LOT 1	51	
SURFACE PARKING LOT 2	119	
SURFACE PARKING LOT 3	55	
SURFACE PARKING LOT 4	92	
SURFACE PARKING LOT 5	92	
SURFACE PARKING LOT 6	42	
STRUCTURED PARKING	342	
SURFACE LOT PARKING	451	
TOTAL PARKING PROVIDED	793	
SATELLITE PARCEL PARKING	247	
TOTAL PLUS SATELLITE	1040	



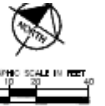
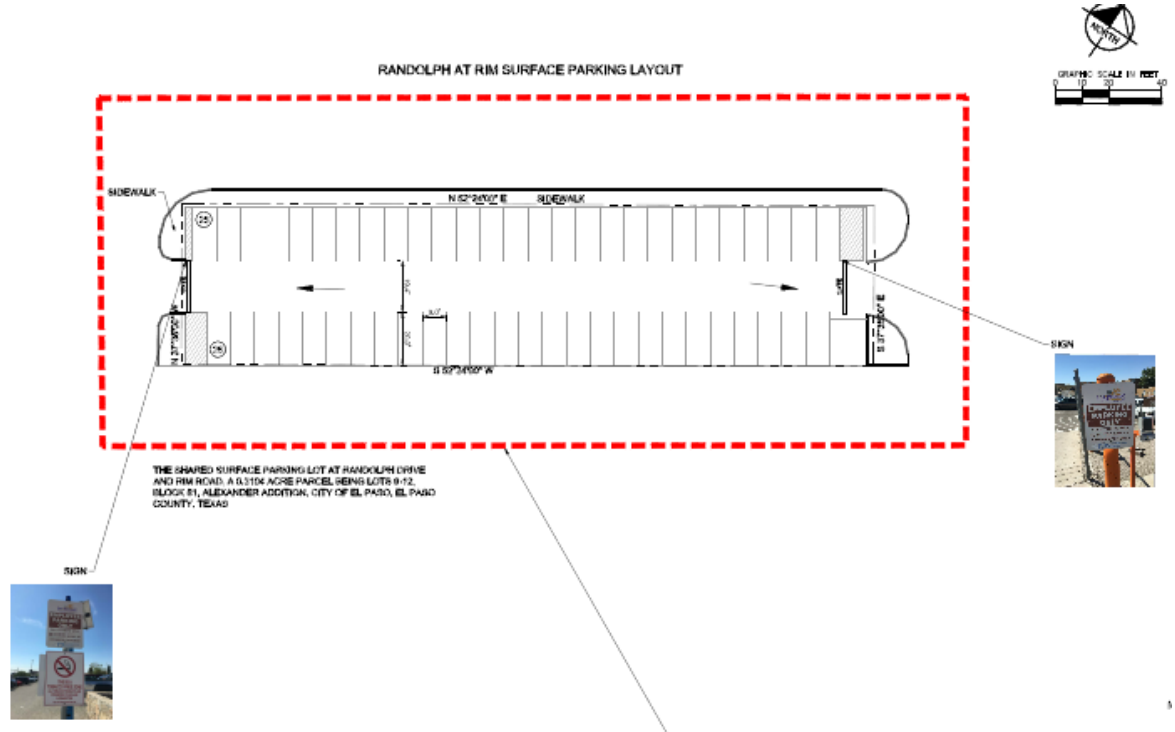
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STRUCTURED PARKING LAYOUTS



TYPICAL SURFACE PARKING LOT AND SIGNAGE



"Delivering Outstanding Services"

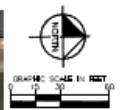
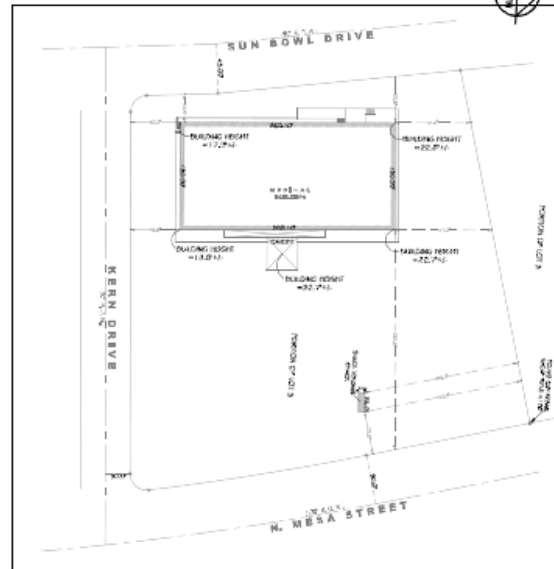


Sign



Sign

TOTAL PARKING REQUIRED FOR LIFE CARE CENTER AND DOGOS TACOS: 61 PARKING SPACES
 TOTAL PARKING SPACES ON SITE: 136 PARKING SPACES
 TOTAL PARKING FOR LAS PALMAS CAMPUS: 275 PARKING SPACES



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
█	EXISTING BUILDINGS WITH PARKING SPACES
█	EXISTING BUILDING WITHIN PARKING AGREEMENT
█	EXISTING SURFACE LOT
█	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

PERMITS:
 48214-0030
 EFFECTIVE DATE: 10/16/2022
 UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 16.15 WHEN LOTS ARE RECONSTRUCTED.

PROPOSED SHARED PARKING LOT	
Area	Area
1.0	1.0
1.1	1.1
1.2	1.2
1.3	1.3
1.4	1.4
1.5	1.5
1.6	1.6
1.7	1.7
1.8	1.8
1.9	1.9
2.0	2.0
2.1	2.1
2.2	2.2
2.3	2.3
2.4	2.4
2.5	2.5
2.6	2.6
2.7	2.7
2.8	2.8
2.9	2.9
3.0	3.0
3.1	3.1
3.2	3.2
3.3	3.3
3.4	3.4
3.5	3.5
3.6	3.6
3.7	3.7
3.8	3.8
3.9	3.9
4.0	4.0
4.1	4.1
4.2	4.2
4.3	4.3
4.4	4.4
4.5	4.5
4.6	4.6
4.7	4.7
4.8	4.8
4.9	4.9
5.0	5.0
5.1	5.1
5.2	5.2
5.3	5.3
5.4	5.4
5.5	5.5
5.6	5.6
5.7	5.7
5.8	5.8
5.9	5.9
6.0	6.0
6.1	6.1
6.2	6.2
6.3	6.3
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6.5	6.5
6.6	6.6
6.7	6.7
6.8	6.8
6.9	6.9
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9.8	9.8
9.9	9.9
10.0	10.0

PROPOSED SHARED PARKING LOT	
Area	Area
1.0	1.0
1.1	1.1
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1.5	1.5
1.6	1.6
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1.8	1.8
1.9	1.9
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3.9	3.9
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9.2	9.2
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9.7	9.7
9.8	9.8
9.9	9.9
10.0	10.0

THE PROPOSED SHARED PARKING LOT AT NORTH MESA STREET AND KERN DRIVE, A 4.4617 ACRE PARCEL, BEING A PORTION OF LOT 1, UNIVERSITY CENTER, 3333 NORTH MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

BLDG A



BLDG
C/D



BLDG B







N



W



E



S





PZST17-000013

