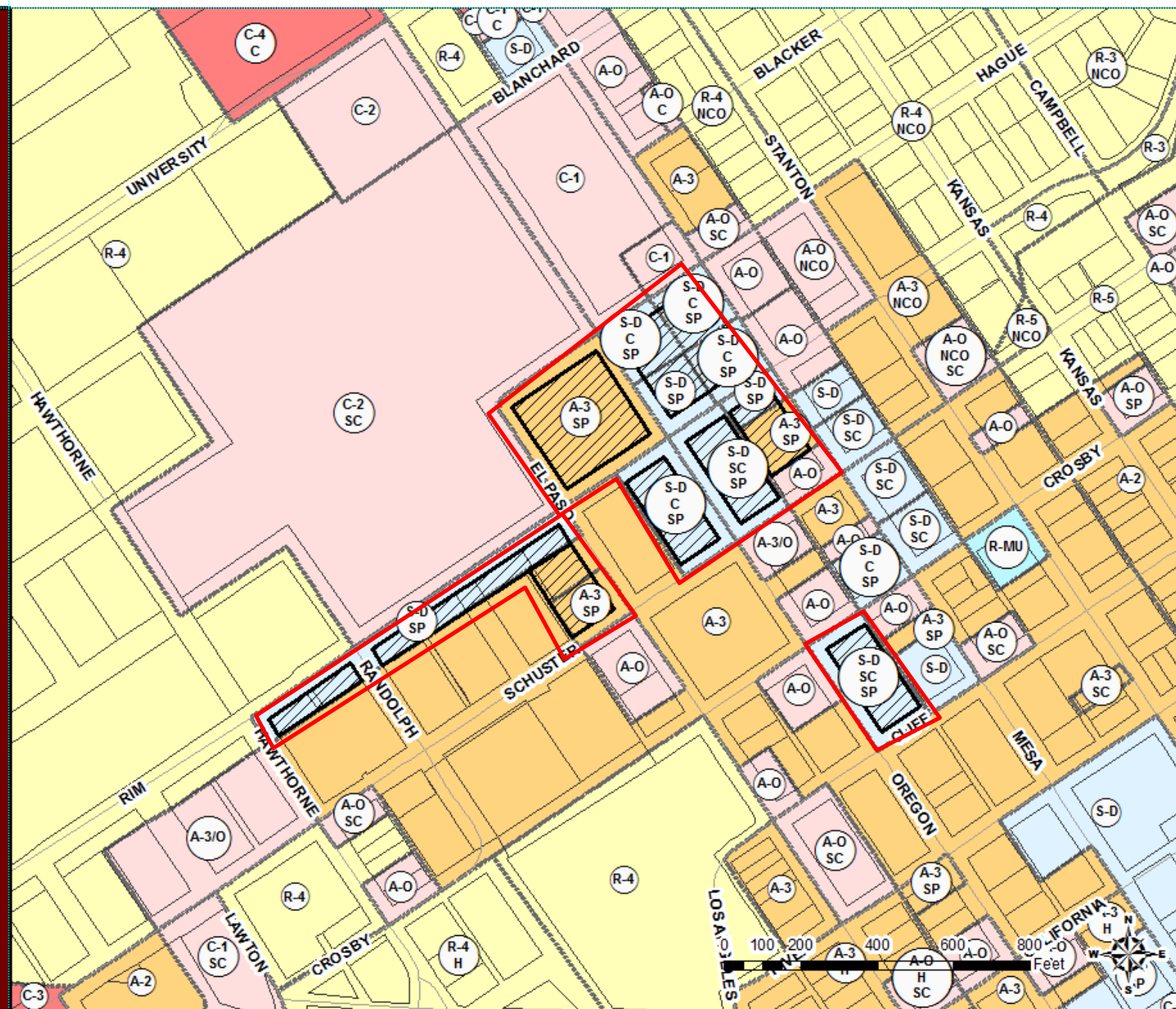




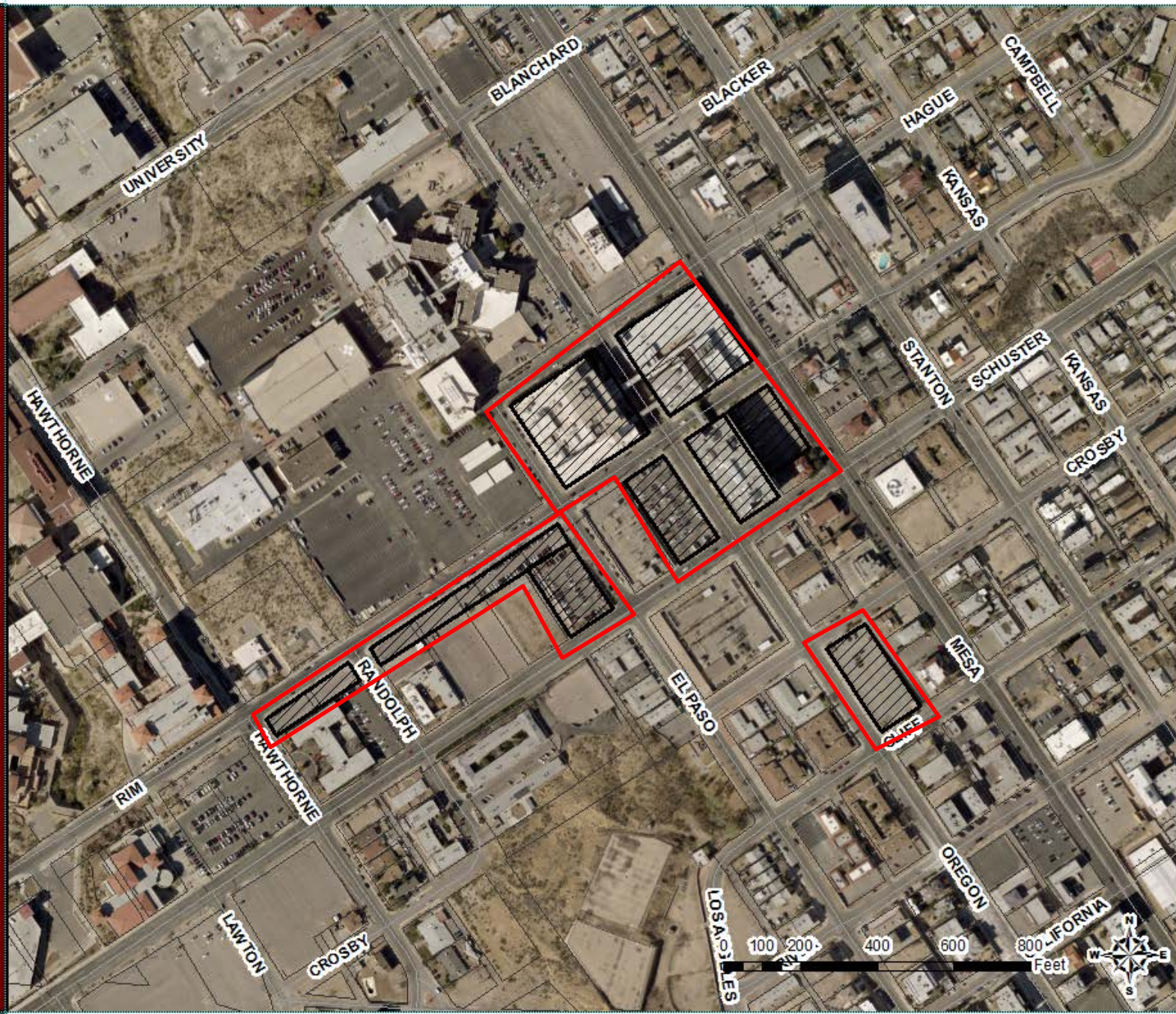
PZST17-00013







PZST17-000013







# 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

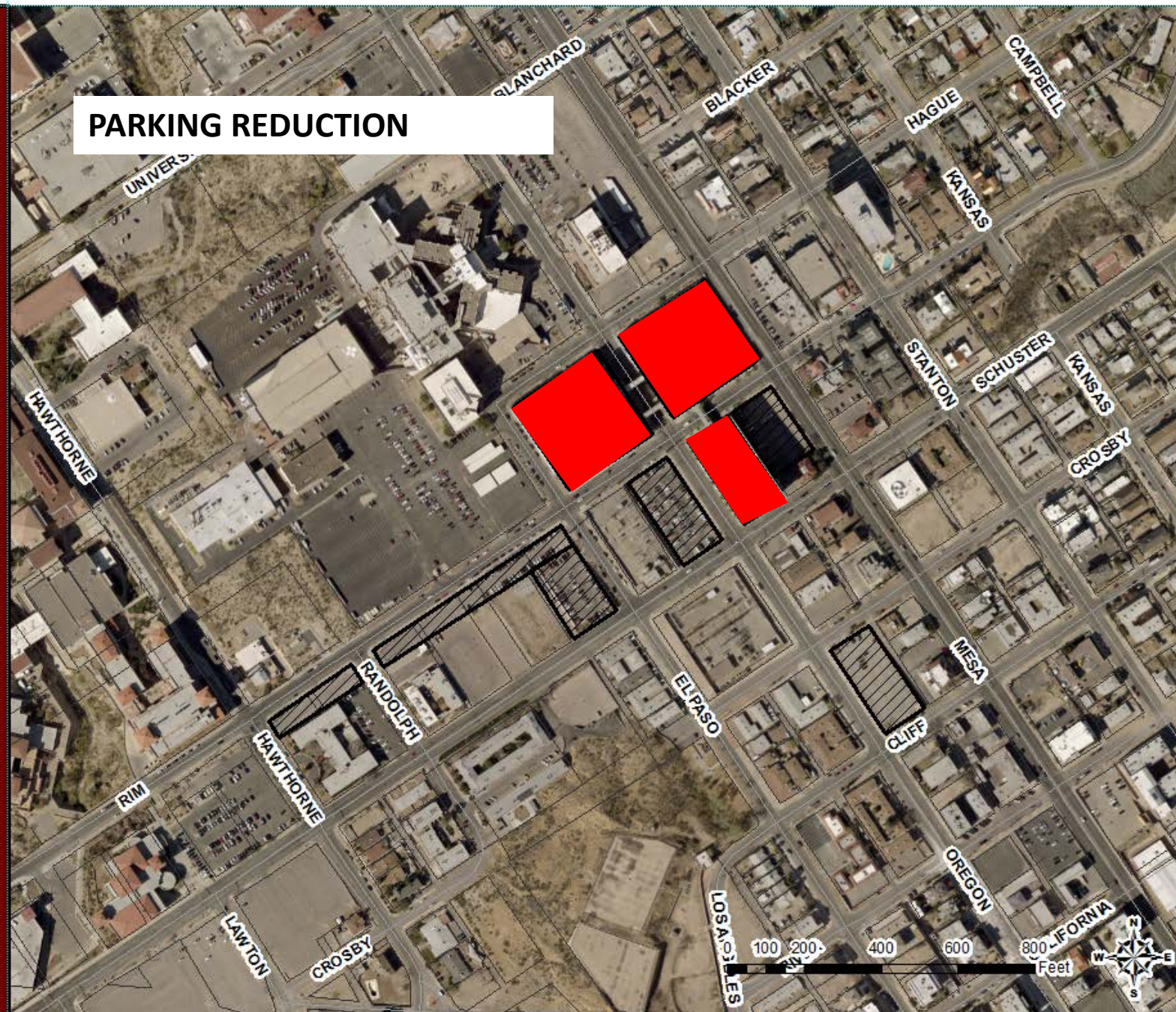






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## PARKING REDUCTION







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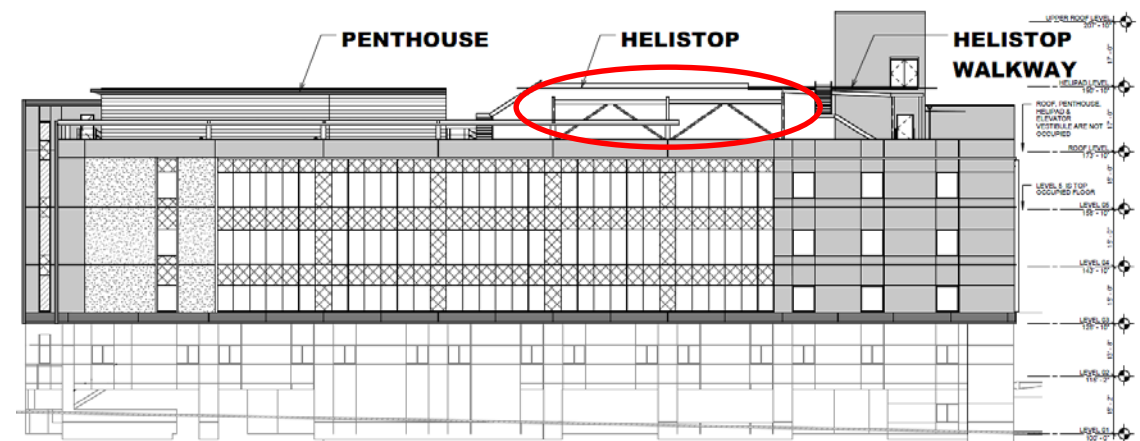
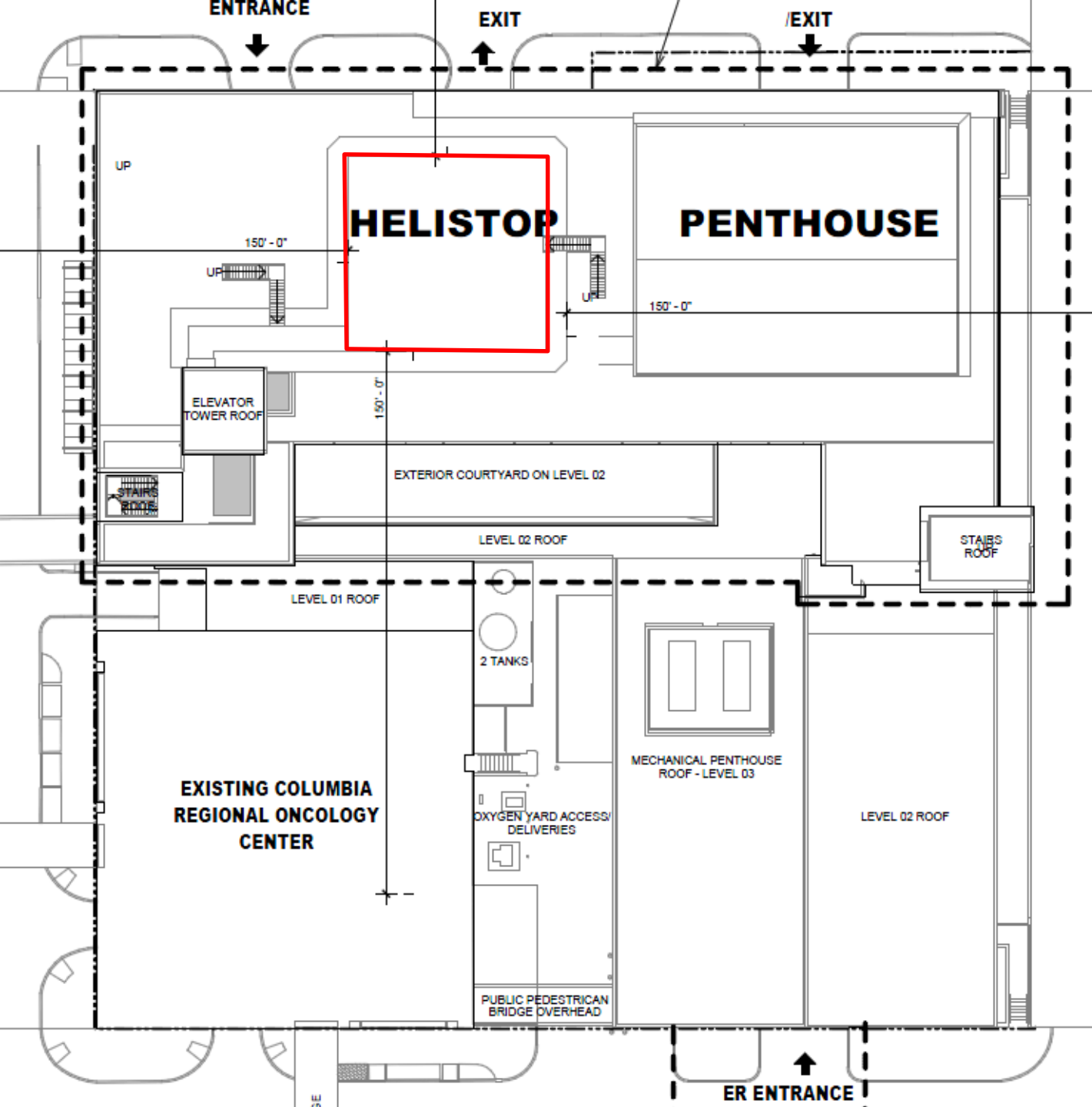
**OFF-STREET SURFACE  
PARKING SERVING ANOTHER  
PROPERTY IN THE S-D AND A-  
3 DISTRICTS**











“Providing Outstanding Services”



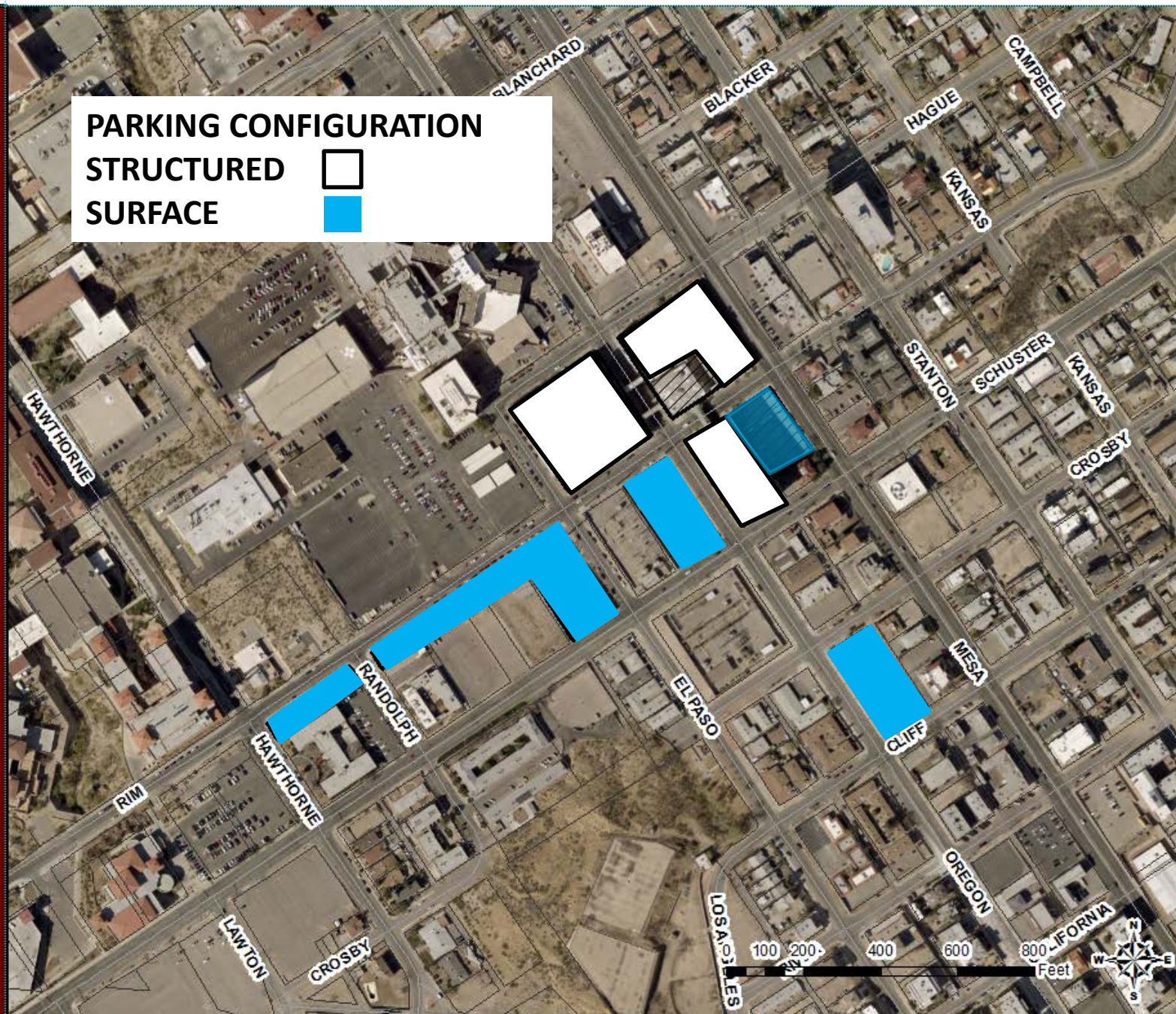


PARKING STRUCTURE OR LOT	SPACES PROVIDED PER DSP
BUILDING A PARKING STRUCTURE	267
BUILDING B PARKING STRUCTURE	47
BUILDING C PARKING STRUCTURE	28
SURFACE PARKING LOT 1	51
SURFACE PARKING LOT 2	119
SURFACE PARKING LOT 3	55
SURFACE PARKING LOT 4	92
SURFACE PARKING LOT 5	92
SURFACE PARKING LOT 6	42
STRUCTURED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



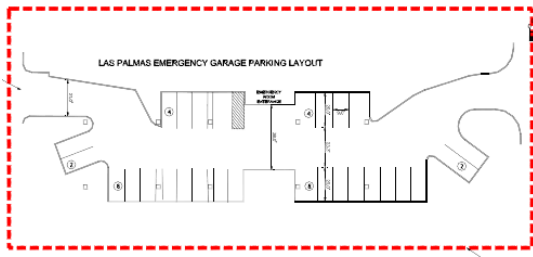
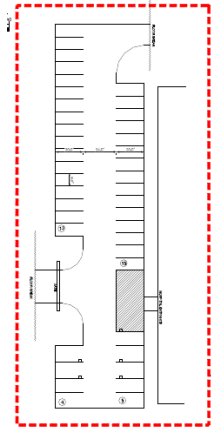
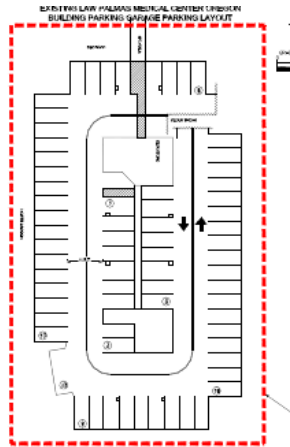


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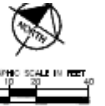
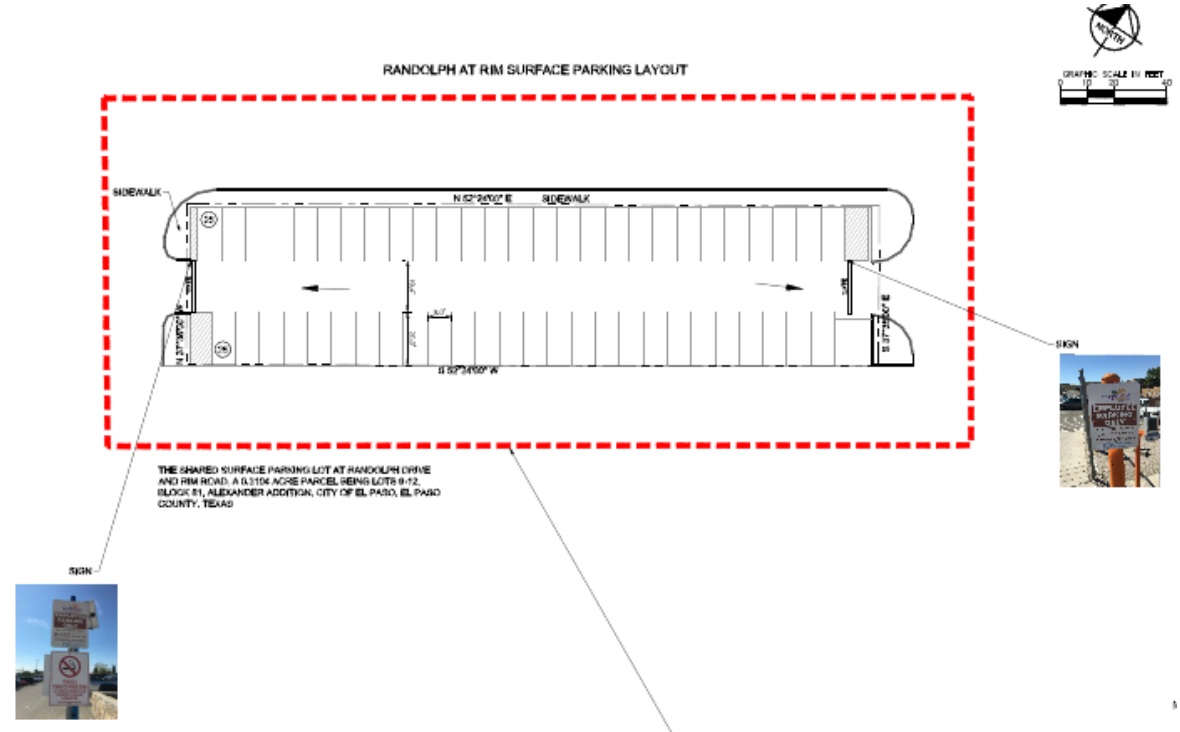




## STRUCTURED PARKING LAYOUTS



## TYPICAL SURFACE PARKING LOT AND SIGNAGE



*"Delivering Outstanding Services"*



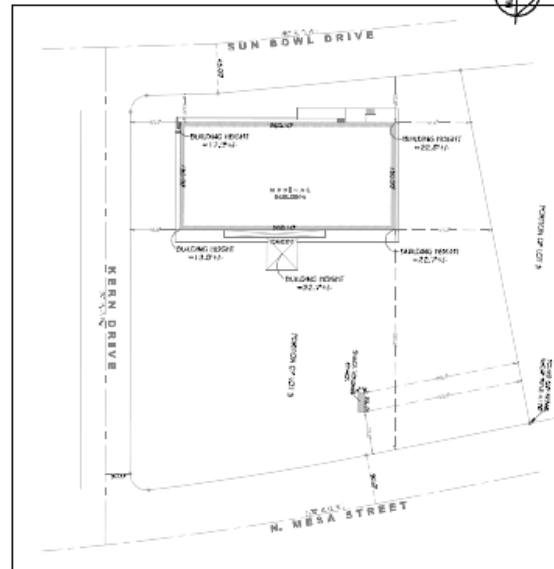


Sign



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



PROPOSED SHARED PARKING  
 LOT-KERN DRIVE AND  
 N MESA STREET  
 (336 SPACES)  
 OWNER: UTPI BOARD OF REGENTS  
 LIFE CARE CENTER TOTAL SQUARE  
 FOOTAGE 30943 SF  
 PARKING REQUIRED: 50 SPACES

DOGOS-TACOS JUAREZ MEXICAN HOT  
 DOGS TORTAS  
 APPROXIMATELY 200 SF  
 REQUIRED PARKING SPACES: 2  
 SPACES



LEGEND			
---	PROPERTY LINE		
---	EASEMENT LINE		
---	PEDESTRIAN PATH		
---	DETAILED AREA		
	EXISTING BUILDINGS WITH PARKING GARAGES		
	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  
 UNSHADE ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 16.15 WHEN LOTS ARE RECONSTRUCTED.

PROPOSED SHARED PARKING LOT			
Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
20	10,000	10,000	10,000
21	10,000	10,000	10,000
22	10,000	10,000	10,000
23	10,000	10,000	10,000
24	10,000	10,000	10,000
25	10,000	10,000	10,000
26	10,000	10,000	10,000
27	10,000	10,000	10,000
28	10,000	10,000	10,000
29	10,000	10,000	10,000
30	10,000	10,000	10,000
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000
43	10,000	10,000	10,000
44	10,000	10,000	10,000
45	10,000	10,000	10,000
46	10,000	10,000	10,000
47	10,000	10,000	10,000
48	10,000	10,000	10,000
49	10,000	10,000	10,000
50	10,000	10,000	10,000

PROPOSED SHARED PARKING LOT			
Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
20	10,000	10,000	10,000
21	10,000	10,000	10,000
22	10,000	10,000	10,000
23	10,000	10,000	10,000
24	10,000	10,000	10,000
25	10,000	10,000	10,000
26	10,000	10,000	10,000
27	10,000	10,000	10,000
28	10,000	10,000	10,000
29	10,000	10,000	10,000
30	10,000	10,000	10,000
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000
43	10,000	10,000	10,000
44	10,000	10,000	10,000
45	10,000	10,000	10,000
46	10,000	10,000	10,000
47	10,000	10,000	10,000
48	10,000	10,000	10,000
49	10,000	10,000	10,000
50	10,000	10,000	10,000

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

