

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

**DEPARTMENT:** Planning and Inspections, Planning Division

**AGENDA DATE:** Introduction: July 24, 2018  
Public Hearing: August 21, 2018

**CONTACT PERSON/PHONE:** Alex Hoffman, (915) 212-1566, HoffmanAP@elpasotexas.gov  
Anne Guayante, (915) 212-1814,  
guayanteam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance Granting Special Permit No. PZST17-00013, to allow for off-street parking serving another property in accordance with Section 20.10.410 on the property described as Lots 1 to 10, Block 78, Alexander Addition, 1711 Oregon Street, City of El Paso, El Paso County, Texas; Lots 11 to 20, Block 46, Alexander Addition, 1500 Oregon Street, City of El Paso, El Paso County, Texas; Lots 9 to 12, Block 70, and Lots 9 to 12, Block 80, and the adjoining alley and a portion of vacated Los Angeles Street, Alexander Addition, SW corner of El Paso & Rim Road, City of El Paso, El Paso County, Texas; Lots 9 to 12 Block 81, Alexander Addition, SE corner of Randolph and Rim Road, City of El Paso, El Paso County, Texas, Lots 1 to 8 and a portion of the adjoining alley, Block 79, Alexander Addition, 1717 El Paso & 201 Schuster Ave., City of El Paso, El Paso County, Texas, pursuant to Section 20.10.410 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1711 Oregon Street, 1500 Oregon Street, the SW corner of El Paso & Rim Road, the SE corner of Randolph and Rim Road, 1717 El Paso Street & 201 Schuster Ave. Property Owner: HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company. PZST17-00013 (District 8)

**BACKGROUND / DISCUSSION:**

On January 25, 2018, the CPC reviewed and recommended approval of the proposed rezoning.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this proposed amendment.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (8-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Alex Hoffman  
Planning and Inspections Department  
Department



AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00013, TO ALLOW FOR OFF-STREET PARKING SERVING ANOTHER PROPERTY IN ACCORDANCE WITH SECTION 20.10.410 ON THE PROPERTY DESCRIBED AS LOTS 1 TO 10, BLOCK 78, ALEXANDER ADDITION, 1711 OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 11 TO 20, BLOCK 46, ALEXANDER ADDITION, 1500 OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 9 TO 12, BLOCK 79, AND LOTS 9 TO 12, BLOCK 80, AND THE ADJOINING ALLEY AND A PORTION OF VACATED LOS ANGELES STREET, ALEXANDER ADDITION, SW CORNER OF EL PASO & RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 9 TO 12, BLOCK 81, ALEXANDER ADDITION, SE CORNER OF RANDOLPH AND RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 1 TO 8 AND A PORTION OF THE ADJOINING ALLEY, BLOCK 79, ALEXANDER ADDITION, 1717 EL PASO & 201 SCHUSTER AVE., CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.410 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, , the HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company, have applied for a Special Permit under Section 20.10.410 of the El Paso City Code to allow for a off-street parking serving another property; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit 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 Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a S-D/c/sp (SPECIAL DEVELOPMENT/CONDITIONS/SPECIAL PERMIT) District: *Lots 1 to 10, Block 78, Alexander Addition, City of El Paso, El Paso County, Texas (1711 Oregon) more particularly described in the attached metes and bounds marked as Exhibit "A" incorporated herein;* and the property described as follows, is in a S-D/c/sp (SPECIAL DEVELOPMENT/CONDITIONS/SPECIAL PERMIT) District: *Lots 11 to 20, Block 46, Alexander Addition, City of El Paso, El Paso County, Texas (1500 Oregon);* and the properties described as follows are in a S-

D/sp (SPECIAL DEVELOPMENT/SPECIAL PERMIT) District: *Lots 9 to 12, Block 79, and Lots 9 to 12, Block 80, and The Adjoining Alley and a Portion of Vacated Los Angeles Street, Alexander Addition, City of El Paso, El Paso County, Texas (SW Corner Of El Paso & Rim) more particularly described in the attached metes and bounds marked as Exhibit "B" incorporated herein; Lots 9 to 12, Block 81, Alexander Addition, City of El Paso, El Paso County, Texas (SE Corner Of Randolph and Rim) more particularly described in the attached metes and bounds marked as Exhibit "C" incorporated herein; and the property described as follows is in an A-3 (APARTMENT) District: Lots 1 to 8 And a Portion Of The Adjoining Alley, Block 79, Alexander Addition, City Of El Paso, El Paso County, Texas (1717 El Paso & 201 Schuster) more particularly described in the attached metes and bounds marked as Exhibit "D" incorporated herein; and*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for OFF-STREET PARKING SERVING ANOTHER PROPERTY on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in the S-D (SPECIAL DEVELOPMENT) and A-3 (APARTMENT) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager, and the Executive Secretary of the City Plan Commission. A copy of this plan is attached hereto as Exhibit "E" and is incorporated herein by reference for all purposes; and,
4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00013 shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Dee Margo  
Mayor

ORDINANCE NO. \_\_\_\_\_

18-1007-2236 | 805076  
1800 Oregon St.-Off-Street Parking  
OAR

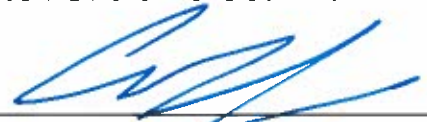
PZST17-00013

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Alex P. Hoffman  
Planning & Inspections Department

*[Agreement on following page]*



## AGREEMENT

HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company, the Applicant 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) and A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

HCA Health Systems of Texas

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

## ACKNOWLEDGMENT

THE STATE OF TEXAS    )  
                                  )  
COUNTY OF EL PASO    )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for HCA Health Systems of Texas as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

18-1007-2236 | 805076  
1800 Oregon St.-Off-Street Parking  
OAR

PZST17-00013

**Independent Mortgage Company**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

      This instrument is acknowledged before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2018, by \_\_\_\_\_  
Independent Mortgage Company as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

**El Paso Electric Company**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for El Paso Electric Company as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

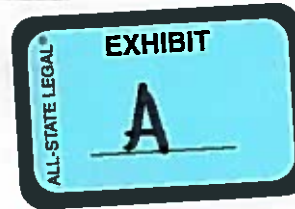
My Commission Expires:

\_\_\_\_\_

(Exhibits on the following pages)



**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. 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  
TBPE Reg. No. F-737  
TRPLS Reg. No. 101314.00

## **METES AND BOUNDS DESCRIPTION**

**Lots 1-10, Block 78**

*A 0.7282 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 1-10, Block 78, Alexander Addition and being more particularly described by metes and bounds as follows.*

**BEGINNING** at the intersection of southerly right-of-way line of Rim Road (70.00 feet wide) and the westerly right-of-way line Oregon Street (70.00 feet wide) for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 10, Block 78, Alexander Addition;

**THENCE**, leaving the southerly right-of-way line of Rim Road and following the westerly right-of-way line of Oregon Street, South  $37^{\circ}36'00''$  East, a distance of 260.00 feet to the northerly right-of-way line of Schuster Avenue for the southeast corner of the parcel herein described, identical to the southeast corner of Lot 1, Block 78, Alexander Addition;

**THENCE**, leaving the westerly right-of-way line of Oregon Street and following the northerly right-of-way line of Schuster Avenue, South  $52^{\circ}24'00''$  West, a distance of 122.00 feet to the easterly right-of-way line of a sixteen (16) feet wide alley for the southwest corner of the parcel herein described, identical to the southwest corner of Lot 1, Block 78, Alexander Addition;

**THENCE**, leaving the northerly right-of-way line of Schuster Avenue and following the easterly boundary line of said alley, North  $37^{\circ}36'00''$  West, a distance of 260.00 feet to the southerly right-of-way line of Rim Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 10, Block 78, Alexander Addition;

**THENCE**, leaving the easterly boundary line of said alley and following the southerly right-of-way line of Rim Road, North  $52^{\circ}24'00''$  East, at a distance of 122.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.7282 acres (31,720.0 square feet), more or less, and being subject to all easements of record.*

*Isaac Camacho*

Isaac Camacho, TX. R. P. L. S. No. 5337

Date: October 19, 2017

06987-002A Lots 1-10, Block 78 Desc.doc





**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



ROMAN BUSTILLOS, P.E.  
President

RANDY P. 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

TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

### METES AND BOUNDS DESCRIPTION

Lots 9-12, Block 79 and Lots 9-12, Block 80

*A 0.7043 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 9-12 and adjoining alley, Block 79 and Lots 9-12 and adjoining alley, Block 80, Alexander Addition and being more particularly described by metes and bounds as follows.*

**BEGINNING** at the intersection of southerly right-of-way line of Rim Road (70.00 feet wide) and the westerly right-of-way line El Paso Street (70.00 feet wide) for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 10, Block 79, Alexander Addition;

**THENCE**, leaving the southerly right-of-way line of Rim Road and following the westerly right-of-way line of El Paso Street, South 37°36'00" East, a distance of 52.00 feet to the southeast corner of the parcel herein described, identical to the southeast corner of Lot 9, Block 79, Alexander Addition;

**THENCE**, leaving the westerly right-of-way line of El Paso Street, South 52°24'00" West, at a distance of 260.00 feet pass the easterly right-of-way line of vacated Los Angeles Street, at a distance of 330.00 pass the westerly right-of-way line of vacated Los Angeles Street and at a total distance of 590.00 feet to the easterly right-of-way line of Randolph Street for the southwest corner of the parcel herein described, identical to the southwest corner of Lot 12, Block 80, Alexander Addition;

**THENCE**, following the easterly right-of-way line of Randolph Street, North 37°36'00" West, a distance of 52.00 feet to the southerly right-of-way line of Rim Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 11, Block 80, Alexander Addition;

**THENCE**, leaving the easterly right-of-way line of Randolph Street and following the southerly right-of-way line of Rim Road, North 52°24'00" East, at a distance of 260.00 feet pass the westerly right-of-way line of vacated Los Angeles Street, at a distance of 330.00 feet pass the easterly right-of-way line of vacated Los Angeles Street and at a total distance of 590.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.7043 acres (30,680.0 square feet), more or less, and being subject to all easements of record.*

*Isaac Camacho*

Isaac Camacho, TX. R. P. L. S. No. 5337

Date: December 20, 2016

06987-002A Blocks 79 and 80 Desc.doc

417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-4900 • rockbustillos.com





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CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



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Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.  
Survey Manager

TBPE Reg. No. F-737

TBPLS Reg. No. 101314-00

## METES AND BOUNDS DESCRIPTION

### Lots 9-12, Block 81

*A 0.3104 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 9-12 and adjoining alley, Block 81, Alexander Addition and being more particularly described by metes and bounds as follows.*

**BEGINNING** at the intersection of southerly right-of-way line of Rim Road (70.00 feet wide) and the westerly right-of-way line Randolph Street (70.00 feet wide) for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 10, Block 81, Alexander Addition;

**THENCE**, leaving the southerly right-of-way line of Rim Road and following the westerly right-of-way line of Randolph Street, South  $37^{\circ}36'00''$  East, a distance of 52.00 feet to the southeast corner of the parcel herein described, identical to the southeast corner of Lot 9, Block 81, Alexander Addition;

**THENCE**, leaving the westerly right-of-way line of Randolph Street, South  $52^{\circ}24'00''$  West, a distance of 260.00 feet to the easterly right-of-way line of Hawthorne Street for the southwest corner of the parcel herein described, identical to the southwest corner of Lot 12, Block 81, Alexander Addition;

**THENCE**, following the easterly right-of-way line of Hawthorne Street, North  $37^{\circ}36'00''$  West, a distance of 52.00 feet to the southerly right-of-way line of Rim Road for the northwest corner of the parcel herein described, identical to the northwest corner of Lot 11, Block 81, Alexander Addition;

**THENCE**, leaving the easterly right-of-way line of Randolph Street and following the southerly right-of-way line of Rim Road, North  $52^{\circ}24'00''$  East, a distance of 260.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.3104 acres (13,520.0 square feet), more or less, and being subject to all easements of record.*



Isaac Camacho, TX. R. P. L. S. No. 5337

Date: December 20, 2016

06987-002A Block 81 Desc.doc







**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
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Vice President - Engineering  
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Vice President - Surveying  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314 00

## METES AND BOUNDS DESCRIPTION

Lots 1-8, Block 79

*A 0.6017 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 1-8 and a portion of the adjoining alley, Block 79, Alexander Addition and being more particularly described by metes and bounds as follows.*

**BEGINNING** at the intersection of westerly right-of-way line El Paso Street (70.00 feet wide) and the northerly right-of-way line of Schuster Avenue (70.00 feet wide) for the southeast corner of the parcel herein described, identical to the southeast corner of Lot 1, Block 79, Alexander Addition;

**THENCE**, leaving the westerly right-of-way line of El Paso Street and following the northerly right-of-way line of Schuster Avenue, South 52°24'00" West, at a distance of 122.00 feet pass the easterly boundary line of a sixteen (16) feet wide alley and at a total distance of 130.00 feet to the centerline of said alley for the southwest corner of the parcel herein described;

**THENCE**, leaving the northerly right-of-way line of Schuster Avenue and following the centerline of said alley, North 37°36'00" West, a distance of 104.00 feet to the most westerly corner of the parcel herein described


**THENCE**, leaving the centerline of said alley, North 52°24'00" East, a distance of 8.00 feet to the easterly boundary line of said alley for an angle point, identical to the northwest corner of Lot 4 and the southwest corner of Lot 5, Block 79, Alexander Addition;

**THENCE**, following the easterly boundary line of said alley, North 37°36'00" West, a distance of 104.00 feet to the northwest corner of the parcel herein described, identical to the northwest corner of Lot 8 and the southwest corner of Lot 9, Block 79, Alexander Addition;

**THENCE**, leaving the easterly boundary line of said alley and following the boundary line common to said Lots 8 and 9, North 52°24'00" East, a distance of 122.00 feet to the westerly right-of-way line of El Paso Street for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 8 and the southeast corner of Lot 9, Block 79, Alexander Addition;

**THENCE**, leaving the boundary line common to said Lots 8 and 9 and following the westerly right-of-way line of El Paso Street, South 37°36'00" East, a distance of 208.00 feet to the **POINT OF BEGINNING**.

*Said parcel containing 0.6017 acres (26,208.0 square feet), more or less, and being subject to all easements of record.*

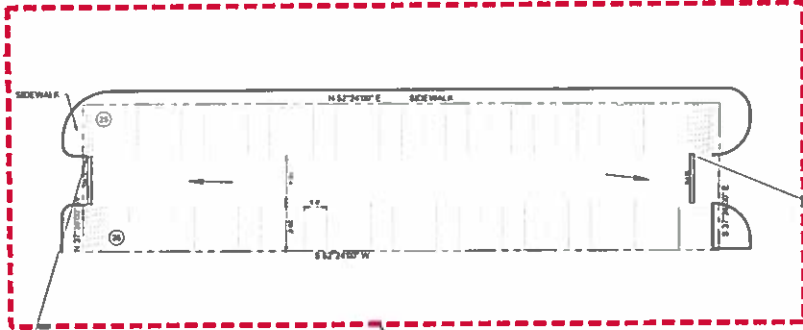
  
Isaac Camacho, TX. R. P. L. S. No. 5337  
Date: October 19, 2017  
06987-002A Lots 1-8, Block 79 Desc.doc







# RANDOLPH AT RM SURFACE PARKING LAYOUT



THE SHARED SURFACE PARKING LOT AT RANDOLPH DRIVE AND RM ROAD, A 6.3184 ACRE PARCEL BEING LOTS 9-12 BLOCK 91, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



Existing and Proposed Parking Counts			
Parking Area	Existing Furnished Capacity	Proposed Furnished Capacity	Notes
Lot 1	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 2	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 3	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 4	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 5	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 6	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 7	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 8	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 9	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 10	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 11	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 12	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 13	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 14	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 15	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 16	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 17	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 18	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 19	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 20	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 21	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 22	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 23	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 24	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 25	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 26	0	0	EL Paso at RM Surface Lot (See Detail)
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Lot 83	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 84	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 85	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 86	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 87	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 88	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 89	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 90	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 91	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 92	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 93	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 94	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 95	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 96	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 97	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 98	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 99	0	0	EL Paso at RM Surface Lot (See Detail)
Lot 100	0	0	EL Paso at RM Surface Lot (See Detail)

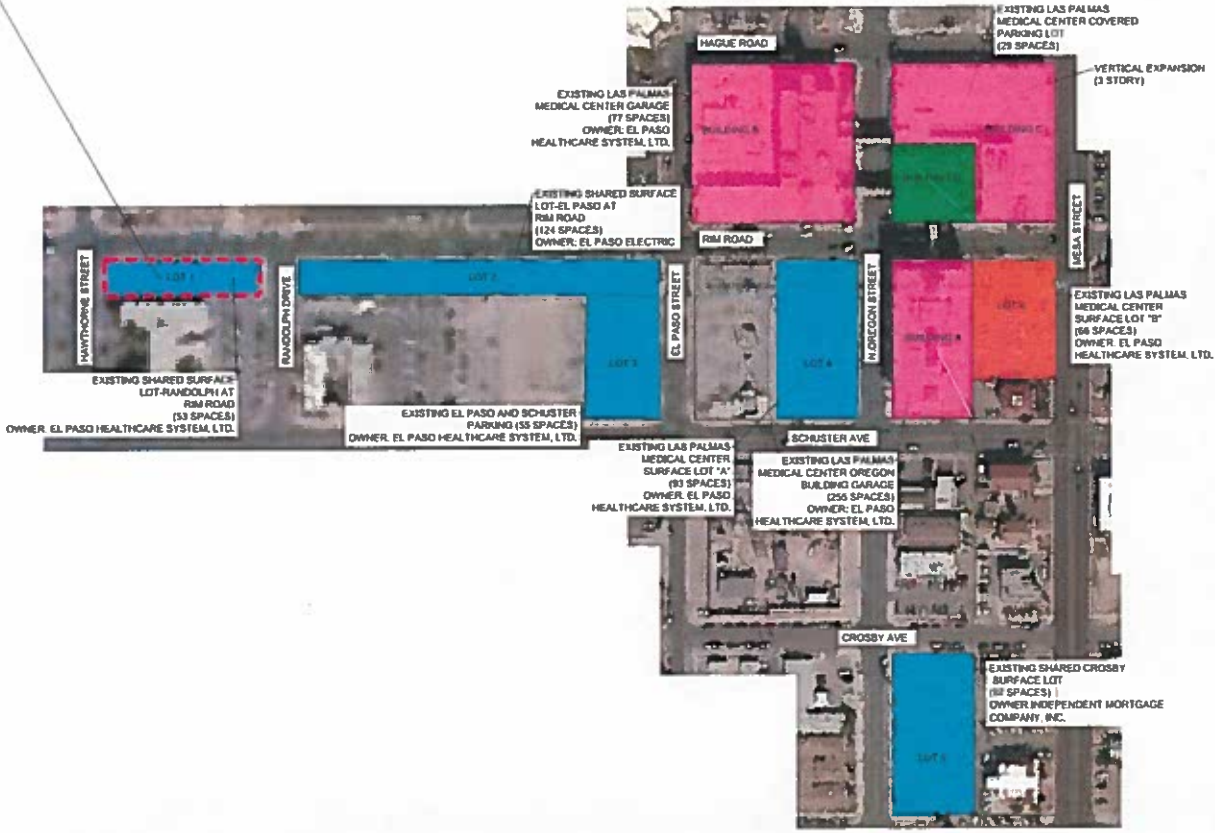
LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDINGS WITHIN PARKING ADJACENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

ITEMS FROM 480214 000000  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C  
LIGHTING SHALL COMPLY WITH CHAPTER 16.13 WHEN LOT IS RECONSTRUCTED.



## KEYMAP



# HKS

**OWNER**  
Las Palmas Medical Center  
1000 N. 37th Street  
El Paso, TX 79907

**PROJECT**  
Las Palmas Medical Center  
1000 N. 37th Street  
El Paso, TX 79907

**ARCHITECT**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**STRUCTURAL ENGINEER**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**MECHANICAL ENGINEER**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**ELECTRICAL ENGINEER**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**CIVIL ENGINEER**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**LANDSCAPE ARCHITECT**  
HKS  
1000 N. 37th Street  
El Paso, TX 79907

**Las Palmas**  
MEDICAL CENTER  
HCA  
Las Palmas Medical Center  
Women's Services Expansion



DATE: 12/16/2016  
TIME: 10:00 AM  
BY: [Signature]  
PROJECT: Las Palmas Medical Center  
SHEET: 12162016  
12/16/2016

LOT 1 DETAILED  
SITE PLAN  
DSP 1



**FACILITY**

**အသံသယရှိနေသော**  
အသံသယရှိနေသော အသံသယရှိနေသော  
အသံသယရှိနေသော အသံသယရှိနေသော  
အသံသယရှိနေသော အသံသယရှိနေသော

[illegible]

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 ၆၆၆၆၆၆ ၆၆၆၆၆၆၆၆  
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## STRUCTURAL ENGINEER

**QUESTION**  
What is the effect of the following code on the variable `num` in the function `double num`?

**အသံအသွယ်အသွယ်**  
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အသံ အသွယ် အသွယ်  
အသံ အသွယ် အသွယ်



- NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FORM  
 480214 02300  
 EFFECTIVE DATE: 10/15/1992  
 UNSHADED ZONE

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

Spring Requirements			
Required Spring by City of St Paul May 2016 Spring Code			
Area	10' of 20 A	Required PSI at 22-24	Total
Fronting	448,760	1/2-1/3	164
Rear	10,400	1/2-1/3	10-1
			174
Required Required PSI			22





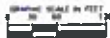








TOTAL PARKING REQUIRED FOR LIFE CARE CENTER AND DODGOS TACOS: 61 PARKING SPACES  
 TOTAL PARKING SPACES ON SITE: 136 PARKING SPACES  
 TOTAL PARKING FOR LAS PALMAS CAMPUS: 273 PARKING SPACES



PROPOSED SHARED PARKING  
 LOT-KERN DRIVE AND  
 N MESA STREET  
 (336 SPACES)  
 OWNER: UTEP BOARD OF REGENCY  
 LIFECARE CENTER TOTAL SQUARE  
 FOOTAGE: 33943 SF  
 PARKING REQUIRED: 59 SPACES

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



**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- PEDESTRIAN PATH
- DETACHED AREA
- EXISTING BUILDING WITH PARKING GARAGES
- EXISTING BUILDING WITHIN PARKING AGREEMENT
- EXISTING SURFACE LOT
- EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

PEMAN FORM  
 488294 80208  
 EFFECTIVE DATE: 10/15/1982  
 UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 16.10 WHEN  
 LOT IS RECONSTRUCTED.

**Existing and Proposed Parking Counts**

Parking Area	Existing Count	Proposed Count
Lot 1	14	14
Lot 2	22	22
Lot 3	15	15
Lot 4	15	15
Lot 5	15	15
Lot 6	15	15
Lot 7	15	15
Lot 8	15	15
Lot 9	15	15
Lot 10	15	15
Lot 11	15	15
Lot 12	15	15
Lot 13	15	15
Lot 14	15	15
Lot 15	15	15
Lot 16	15	15
Lot 17	15	15
Lot 18	15	15
Lot 19	15	15
Lot 20	15	15
Lot 21	15	15
Lot 22	15	15
Lot 23	15	15
Lot 24	15	15
Lot 25	15	15
Lot 26	15	15
Lot 27	15	15
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Lot 29	15	15
Lot 30	15	15
Lot 31	15	15
Lot 32	15	15
Lot 33	15	15
Lot 34	15	15
Lot 35	15	15
Lot 36	15	15
Lot 37	15	15
Lot 38	15	15
Lot 39	15	15
Lot 40	15	15
Lot 41	15	15
Lot 42	15	15
Lot 43	15	15
Lot 44	15	15
Lot 45	15	15
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Lot 57	15	15
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Lot 61	15	15
Lot 62	15	15
Lot 63	15	15
Lot 64	15	15
Lot 65	15	15
Lot 66	15	15
Lot 67	15	15
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Lot 69	15	15
Lot 70	15	15
Lot 71	15	15
Lot 72	15	15
Lot 73	15	15
Lot 74	15	15
Lot 75	15	15
Lot 76	15	15
Lot 77	15	15
Lot 78	15	15
Lot 79	15	15
Lot 80	15	15
Lot 81	15	15
Lot 82	15	15
Lot 83	15	15
Lot 84	15	15
Lot 85	15	15
Lot 86	15	15
Lot 87	15	15
Lot 88	15	15
Lot 89	15	15
Lot 90	15	15
Lot 91	15	15
Lot 92	15	15
Lot 93	15	15
Lot 94	15	15
Lot 95	15	15
Lot 96	15	15
Lot 97	15	15
Lot 98	15	15
Lot 99	15	15
Lot 100	15	15

**Parking Requirements**

Category	Required	Provided
Surface	148	148
Garage	15	15
Total	163	163

THE PROPOSED SHARED PARKING LOT AS NORTH  
 MESA STREET AND KERN DRIVE, A 4.8817 ACRE  
 PARCEL, BEING A PORTION OF LOT 1: UNIVERSITY  
 CENTER, 3333 NORTH MESA STREET, CITY OF EL  
 PASO, EL PASO COUNTY, TEXAS.



**HKS**

GRAPHIC SCALE IN FEET  
 0 10 20 30

**CONTRACT**  
 UNIVERSITY, 3333 NORTH MESA STREET, EL PASO, TEXAS  
 3333 NORTH MESA STREET, EL PASO, TEXAS

**FACILITY**  
 LIFE CARE CENTER, 3333 NORTH MESA STREET, EL PASO, TEXAS  
 3333 NORTH MESA STREET, EL PASO, TEXAS

**STRUCTURAL**  
 3333 NORTH MESA STREET, EL PASO, TEXAS  
 3333 NORTH MESA STREET, EL PASO, TEXAS

**CONTRACT**  
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**STRUCTURAL**  
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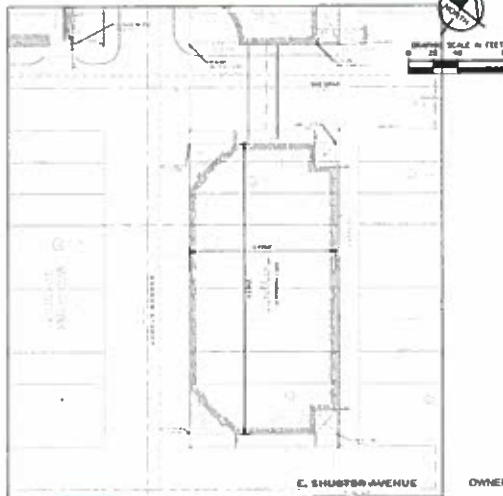
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**STRUCTURAL**  
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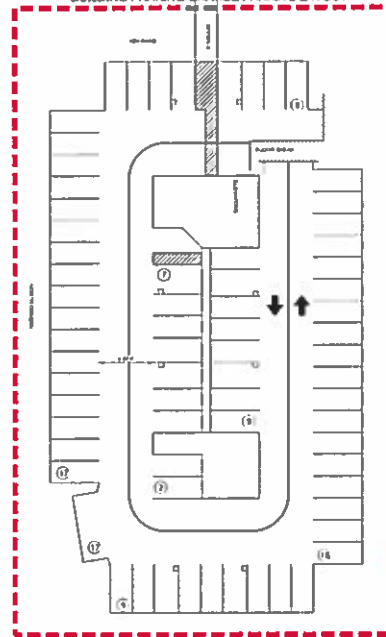
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**STRUCTURAL**  
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 3333 NORTH MESA STREET, EL PASO, TEXAS

**CONTRACT**  
 3333 NORTH MESA STREET, EL PASO, TEXAS  
 3333 NORTH MESA STREET, EL PASO, TEXAS



# EXISTING LAW PALMAS MEDICAL CENTER OREGON BUILDING PARKING GARAGE PARKING LAYOUT



Parking and Proposed Building Layout			
Parking Area	Existing Parking Count	Proposed Parking Count	Notes
Lot 1	14	14	Remainder of new surface parking (existing)
Lot 2	14	14	Remainder of new surface parking (existing)
Lot 3	14	14	Remainder of new surface parking (existing)
Lot 4	14	14	Remainder of new surface parking (existing)
Lot 5	14	14	Remainder of new surface parking (existing)
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Lot 12	14	14	Remainder of new surface parking (existing)
Lot 13	14	14	Remainder of new surface parking (existing)
Lot 14	14	14	Remainder of new surface parking (existing)
Lot 15	14	14	Remainder of new surface parking (existing)
Lot 16	14	14	Remainder of new surface parking (existing)
Lot 17	14	14	Remainder of new surface parking (existing)
Lot 18	14	14	Remainder of new surface parking (existing)
Lot 19	14	14	Remainder of new surface parking (existing)
Lot 20	14	14	Remainder of new surface parking (existing)
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Lot 36	14	14	Remainder of new surface parking (existing)
Lot 37	14	14	Remainder of new surface parking (existing)
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Lot 41	14	14	Remainder of new surface parking (existing)
Lot 42	14	14	Remainder of new surface parking (existing)
Lot 43	14	14	Remainder of new surface parking (existing)
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Lot 47	14	14	Remainder of new surface parking (existing)
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Lot 67	14	14	Remainder of new surface parking (existing)
Lot 68	14	14	Remainder of new surface parking (existing)
Lot 69	14	14	Remainder of new surface parking (existing)
Lot 70	14	14	Remainder of new surface parking (existing)
Lot 71	14	14	Remainder of new surface parking (existing)
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Lot 74	14	14	Remainder of new surface parking (existing)
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Lot 77	14	14	Remainder of new surface parking (existing)
Lot 78	14	14	Remainder of new surface parking (existing)
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Lot 86	14	14	Remainder of new surface parking (existing)
Lot 87	14	14	Remainder of new surface parking (existing)
Lot 88	14	14	Remainder of new surface parking (existing)
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Lot 93	14	14	Remainder of new surface parking (existing)
Lot 94	14	14	Remainder of new surface parking (existing)
Lot 95	14	14	Remainder of new surface parking (existing)
Lot 96	14	14	Remainder of new surface parking (existing)
Lot 97	14	14	Remainder of new surface parking (existing)
Lot 98	14	14	Remainder of new surface parking (existing)
Lot 99	14	14	Remainder of new surface parking (existing)
Lot 100	14	14	Remainder of new surface parking (existing)

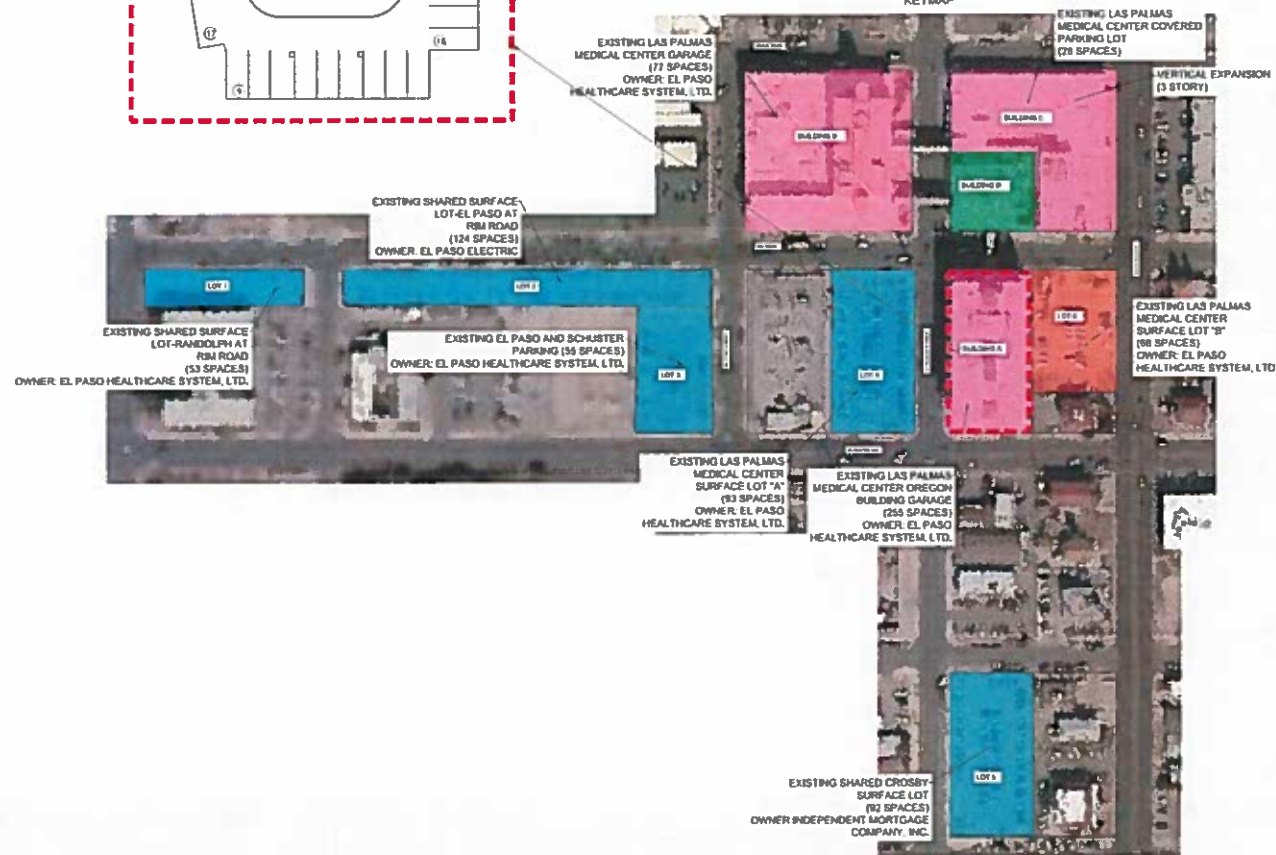
LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
█	EXISTING BUILDING WITH PARKING GARAGE
█	EXISTING BUILDING WITHIN PARKING AGREEMENT
█	EXISTING SURFACE LOT
█	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER, A 6.726 ACRE PARCEL, BEING LOTS 11-20, BLOCK 77, ALEXANDER ADDITION, 1708 NORTH OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FEMA FIRM 480214 020305  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X

## KEYMAP



# HKS

**OWNER**  
Las Palmas Medical Center  
1708 North Oregon Street  
El Paso, Texas 79902

**ARCHITECT**  
HKS Architecture  
1708 North Oregon Street  
El Paso, Texas 79902

**ENGINEER**  
HKS Engineering  
1708 North Oregon Street  
El Paso, Texas 79902

**CONTRACTOR**  
HKS Construction  
1708 North Oregon Street  
El Paso, Texas 79902

**STRUCTURAL ENGINEER**  
HKS Structural  
1708 North Oregon Street  
El Paso, Texas 79902

**MECHANICAL ENGINEER**  
HKS Mechanical  
1708 North Oregon Street  
El Paso, Texas 79902

**ELECTRICAL ENGINEER**  
HKS Electrical  
1708 North Oregon Street  
El Paso, Texas 79902

**PLUMBING ENGINEER**  
HKS Plumbing  
1708 North Oregon Street  
El Paso, Texas 79902

**HAZARDOUS WASTE ENGINEER**  
HKS Hazardous Waste  
1708 North Oregon Street  
El Paso, Texas 79902

**ENVIRONMENTAL ENGINEER**  
HKS Environmental  
1708 North Oregon Street  
El Paso, Texas 79902

**LANDSCAPE ARCHITECT**  
HKS Landscape  
1708 North Oregon Street  
El Paso, Texas 79902

**Las Palmas**  
MEDICAL CENTER  
Las Palmas Medical Center  
Women's Services Expansion

**HCA**  
Hospital Corporation of America



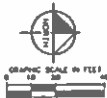
DATE: 10/15/1982  
DRAWN BY: HKS  
CHECKED BY: HKS  
APPROVED BY: HKS

PROJECT NO: 20468-000  
SHEET NO: 303070001  
DATE: 12/10/2010

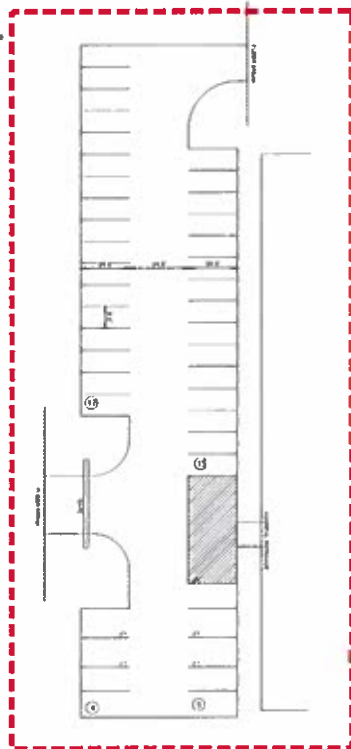
BUILDING A  
DETAILED SITE PLAN

DSP 7

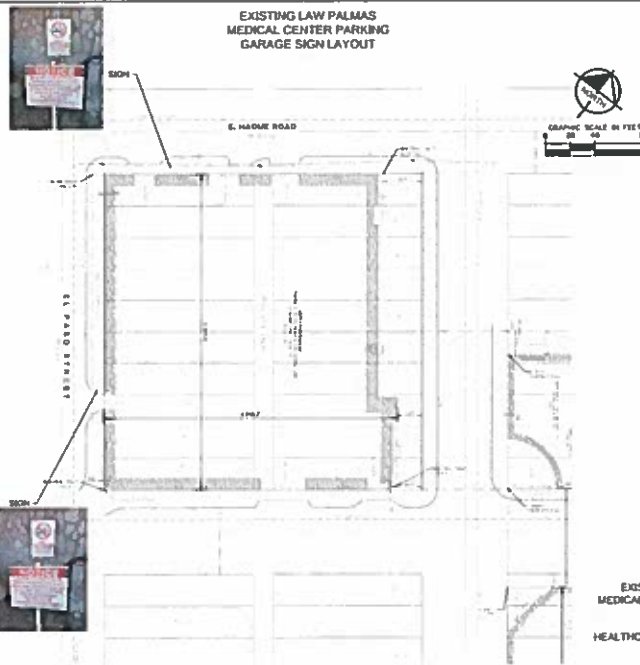




### EXISTING LAS PALMAS MEDICAL CENTER TYPICAL GARAGE PARKING LAYOUT



### EXISTING LAW PALMAS MEDICAL CENTER PARKING GARAGE SIGN LAYOUT



Existing and Proposed Parking Counts			
Parking Area	Existing Count (Spaces)	Proposed Count (Spaces)	Total Count (Spaces)
LOT 1	25	25	50
LOT 2	15	15	30
LOT 3	15	15	30
LOT 4	15	15	30
LOT 5	15	15	30
LOT 6	15	15	30
LOT 7	15	15	30
LOT 8	15	15	30
LOT 9	15	15	30
LOT 10	15	15	30
LOT 11	15	15	30
LOT 12	15	15	30
LOT 13	15	15	30
LOT 14	15	15	30
LOT 15	15	15	30
LOT 16	15	15	30
LOT 17	15	15	30
LOT 18	15	15	30
LOT 19	15	15	30
LOT 20	15	15	30
LOT 21	15	15	30
LOT 22	15	15	30
LOT 23	15	15	30
LOT 24	15	15	30
LOT 25	15	15	30
LOT 26	15	15	30
LOT 27	15	15	30
LOT 28	15	15	30
LOT 29	15	15	30
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LOT 31	15	15	30
LOT 32	15	15	30
LOT 33	15	15	30
LOT 34	15	15	30
LOT 35	15	15	30
LOT 36	15	15	30
LOT 37	15	15	30
LOT 38	15	15	30
LOT 39	15	15	30
LOT 40	15	15	30
LOT 41	15	15	30
LOT 42	15	15	30
LOT 43	15	15	30
LOT 44	15	15	30
LOT 45	15	15	30
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LOT 91	15	15	30
LOT 92	15	15	30
LOT 93	15	15	30
LOT 94	15	15	30
LOT 95	15	15	30
LOT 96	15	15	30
LOT 97	15	15	30
LOT 98	15	15	30
LOT 99	15	15	30
LOT 100	15	15	30

LEGEND	
—	PROPERTY LINE
---	EASEMENT LINE
---	PEDESTRIAN PATH
---	DETAILED AREA
■	EXISTING BUILDING WITH PARKING GARAGE
■	EXISTING BUILDING WITH PARKING GARAGE
■	EXISTING SURFACE LOT
■	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER GARAGE, A 1.5519 ACRE PARCEL BEING LOTS 1-38 AND ADJOINING CLOSED ALLEY, BLOCK 93, ALEXANDER ADDITION, 1981 NORTH OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS

EL PASO  
480214-00000  
EFFECTIVE DATE: 06/15/2002  
UNDRAINED ZONE 5

### KEYMAP



# HKS

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## MEMORANDUM

**DATE:** July 16, 2018

**TO:** The Honorable Mayor and City Council  
Tomàs Gonzalez, City Manager

**FROM:** Anne Guayante, Senior Planner - Planning & Inspections

**SUBJECT:** PZST18-00013

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The City Plan Commission unanimously recommended **approval** (9-9) of the proposed special permit at its January 25, 2018 meeting.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the special permit 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 special permit would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

As of July 16, 2018, Planning staff has not received any opposition to the special permit requests.

**Property Owner:** HCA Health Systems of Texas, Independent Mortgage Company, and El Paso Electric Company

**Applicant:** Ashley Frysinger, Kimley-Horn

**Attachments:** Staff Report

# 1800 Oregon St.

City of El Paso — Plan Commission — 1/25/2018

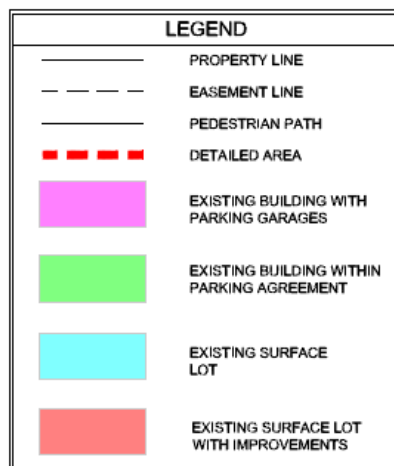
## PZST17-00013 Special Permit



<b>STAFF CONTACT:</b>	Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov
<b>OWNER:</b>	HCA Health Systems of Texas, Independent Mortgage Company, El Paso Electric Company
<b>REPRESENTATIVE:</b>	Ashley Frysinger, Kimley-Horn
<b>LOCATION:</b>	Las Palmas Medical Center and surrounding Surface Parking Lots, see Attachment 9, (District 8)
<b>LEGAL DESCRIPTION:</b>	Ten Parcels, see attachment 8
<b>EXISTING ZONING:</b>	See attachment 8.
<b>REQUEST:</b>	<p>Rescind Special Permit ZON03-00042 granted by Ordinance 15618 and grant a new special permit for the following:</p> <ul style="list-style-type: none"><li>• Special Use Permit– Helistop in the S-D/c/sp (Special Development / conditions / special permit) District<ul style="list-style-type: none"><li>◦ (For Parcel 1 located at 1800 Oregon St.)</li></ul></li><li>• Special Permit for Parking Reduction<ul style="list-style-type: none"><li>◦ (For Parcels 1, 2, 3, and 5, the Las Palmas Hospital Campus)</li></ul></li><li>• Special Use Permit – Off-Street Parking Serving another property in the A-3 (Apartment) and S-D (Special Development) Districts<ul style="list-style-type: none"><li>◦ (For Parcels 4, 7,8,9,10, the surface parking lots located on Rim, Oregon, and Crosby Streets)</li></ul></li></ul>
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT</b>	None received; Notices sent to property owners within 300 feet on December 20, 2017 (See Attachment #7)
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—7 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is seeking to expand the existing hospital and add a helistop to its roof. This will necessitate special permits for a parking reduction and the helistop. The hospital will accommodate most of its parking demand on surface parking lots on separate properties it owns or leases. Because these properties are in the S-D (Special Development) and A-3 (Apartment) zoning districts, they require special use permits for off-street parking serving another property.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with its established neighborhood of surrounding medical and university development. The proposed development is compliant with the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan, in the Central Planning Area.



## DESCRIPTION OF REQUEST

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The applicant has submitted a Special Use Permit application for:

- A special use permit for a Helistop for the property at 1800 Oregon St.
- A parking reduction for the hospital campus buildings located at 1801 Oregon Street, 1800 Oregon Street, 101 Rim Street, and 1700 Oregon street, necessitated by a proposed expansion
- A special use permit for off-street parking on a separate lot for multiple surface parking lots along Rim Road, Oregon Street, and Crosby Street that serve the hospital.

### **HELISTOP**

The helistop would serve the expanded hospital, which is proposing to add three stories to the existing building at 1800 Oregon Street. The helistop would be on top of the proposed addition. The current use of the property is a hospital. The proposed detailed site plan shows an expansion of three stories and 96,402 square feet to the existing hospital building, for a total of 536,700 square feet upon completion. An existing special permit was granted in 2013 via Ordinance 018016 for a helistop at this location, then proposed for the roof of the existing two story building, but it was never constructed. The new proposal shows the proposed helistop in a different location and requires a new special permit.

### **PARKING REDUCTION**

Upon completion, the 536,700 square foot hospital campus requires 932 parking spaces. The existing and proposed parking garages contained within the Las Palmas medical center campus contain 342 parking spaces.

The remaining 590 required parking spaces not able to be located on the Las Palmas medical center campus will be addressed through the related special permit for parking spaces serving another property. The hospital owns and leases multiple lots, totaling 471 parking spaces, along Rim Street. Between the structured parking and surface parking lots, there are 813 designated spaces serving the property. Based on the 932 required parking spaces and the 813 proposed parking spaces, this development necessitates a 13% parking reduction (119 spaces).

The hospital owns a property approximately 1.1 miles from the hospital campus, located at 3333 Mesa Street that contains a surplus of 247 parking spaces. The applicant proposes to use these parking spaces for hospital employees, who will then be ferried to the hospital campus by a shuttle owned and operated by Las Palmas. All told, the hospital is proposing to provide 1,060 spaces for its expanded facility, which exceeds the minimum parking space requirement by 128 spaces. Additionally, the applicant conducted a parking study, which reflects there are 43 on-street parking spaces located within 300 feet of the subject property. Therefore, granting the parking reduction request is not anticipated to negatively impact its surrounding neighborhood.

Ordinance no. 15618 approved in 2003 granted a special permit for parking reduction addressing the previous configuration of off-street parking lots. Part of this new request is to rescind the existing special permit ordinance so the expansion and new parking requirements can be comprehensively addressed under one ordinance.

### **OFF STREET SURFACE PARKING LOTS SERVING ANOTHER PROPERTY**

Ordinance 15618 allowed the current surface parking lots located along Rim to serve as parking for the hospital campus, which provide 471 parking spaces to the hospital. However, that special permit contained a condition prohibiting new construction any of the parcels that provided parking for the hospital. As part of the proposed expansion, a new central energy plant is being constructed at 120 Rim. This small, unmanned building will occupy parking spaces that previous served the hospital, bringing it out of compliance with that condition of the original special permit. All of the surface parking lots that will serve the hospital are zoned S-D (Special Development) or A-3 (Apartment). In both of those zoning districts, a special use permit is required for off-street parking serving another property.

## COMPLIANCE WITH APPLICABLE CODE PROVISIONS

The existing hospital campus is built to the property line on all of its buildings, three of which are zoned S-D (Special Development) and one of which is zoned A-3 (Apartment), all with conditions and/or special permits related to the hospital. The existing configuration is shown in the site plans for multiple approved special permits for 1998, 2003, and 2013.

Granting the requested special use permits for the helistop and surface parking lots, and the parking reduction special permit would allow for the subject property to meet all applicable zoning code provisions.

## SPECIAL PERMIT REQUIREMENTS

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### HELISTOP

To grant the special permit to allow for a helistop, the applicant must comply with the following standards, per 20.10.240:

- A screening wall complying with Chapter 20.16 shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD, or NOS zoning district.

*The subject property upon which the tower and helistop are proposed (1800 Oregon St.) is adjacent to an apartment-zoned property at 1700 Oregon Street that is also part of the hospital campus. However, because they are separated from each other by the Oregon Street right-of-way, they are exempt from the screening wall requirement, per El Paso City Code Section 20.16.020 (H)(4).*

- A minimum perimeter setback of 150 feet shall be provided along the property lines abutting existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD, or NOS zoning district, to minimize potential negative impacts created by activity within the site. **(Note that where a right of way or easement separates the property line from a residential use or residential zoning district, the width of such right of way or easement shall be included in meeting the perimeter setback requirement, provided, however that the setback from the property shall never be less than that required in the district).**

*The distance between the helistop and the abutting A-3 property at 1801 Oregon, which is also part of the Las Palmas hospital campus is more than 150 feet.*

### PARKING REDUCTION

To grant the special permit to allow for a parking reduction, the applicant must comply with the following standards, per 20.14.070:

**EXISTING DEVELOPMENT:** Per the standards of 20.14.070 (A), 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). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;

*The subject property is located within the Alexander Addition to the City of El Paso, which was platted in 1903*

2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;



*The subject property is built to all of its lot lines, with all on-site parking accommodated in structures. None of the proposed expansion to the tower on the hospital campus displaces existing parking.*

3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and

*The subject property is built to all of its lot lines, with all on-site parking accommodated in structures.*

4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

*The applicant owns or leases six surface parking lots which will be used to accommodate the special permit request. Portions of four of them are within 300 feet, but the spaces contained within that distance do not contain enough parking spaces to satisfy the parking demand generated by the hospital.*

### **OFF-STREET PARKING SERVING ANOTHER PROPERTY**

To grant the special permit to allow for off-street parking serving another property, the applicant must comply with the following standards, per 20.10.410:

1. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties;

*The surface parking lots have been part of the established neighborhood for at least ten years, with approximately half of them present since at least 1997. The surface parking lots on Rim between El Paso and Randolph the lot at 120 Rim, and the lot at Crosby and Oregon are visible in 1997 aerial photos. The remaining surface parking lots were created between 2002 and 2006.*

2. The parking area is so arranged as to permit sufficient space for parking spaces and turning maneuvers, as well as adequate ingress and egress to the site;

*Stall depth and width meets the dimensional requirements for parking spaces. Aisles and driveway meet minimum widths per the El Paso City Code.*

3. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of this Code;

*Notes on the detailed site development plans indicate that these lots will comply with this regulation.*

4. The parking area is located in such a manner from the site generating the parking requirement to assure that such parking facility will adequately serve the use;

*All of the lots are within a quarter mile pedestrian shed of the subject property.*

5. Access to be provided to the parking area shall not be through private property that is not zoned to permit the use generating the off-street parking;

*All access to all surface parking lots will be via public streets.*

6. Adequate provisions shall be made to assure that the parking area is reasonably identifiable as to the patronage it serves, the location, points of access, hours of operation and other appropriate matters made as a condition of the special permit approval;

*All of the parking lots have signs at each entrance indicating that the lots are for use by the hospital only. Photos of each sign are included within the detailed site development plan.*

7. The parking spaces required to be provided for the use shall be restricted to that use;

*Each of the signs contains a statement to this effect.*

8. Any off-street parking spaces to be provided on the site generating the off-street parking requirement shall be used to accommodate required handicapped accessible spaces and patron parking;

*The location of ADA stalls is shown on the sections of the site plan that address the layout of the parking garages at the subject property.*

9. The parking area shall be owned or leased by the same property owner who operates the use generating the off-street parking requirement, and any leasehold interest in the parking area shall be validly held for the duration of the use.

*Deeds and leases have been provided for all surface parking parcels. HCA Health Systems of Texas owns the surface parking lot at 1701 Oregon (Lot 4 in the attached Detailed Site Development Plan). It leases the surface parking lot located at the southeast corner of Oregon and Crosby from Independent Mortgage Company (Lot 5 in the attached Detailed Site Development Plan). It leases the surface parking lots on Rim and El Paso Streets (Lots 1, 2, and 3 in the attached detailed site development plan) from El Paso Electric Company.*

## RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b><u>G-2 Traditional Neighborhood (Walkable)</u></b>  G-2 neighborhoods already have walkable thoroughfare grids, a mix of uses and housing types, historic buildings, parks, and a strong sense of character. The City's priorities are improving public infrastructure, restoring any abandoned buildings, and infilling empty lots and parking lots with street-oriented buildings.</p>	<p>The hospital campus that will house the helistop is located on multiple adjacent blocks of a street grid, with the zero-lot-line buildings connected over the abutting streets via aerial walkways.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><b><u>S-D Special Development District</u></b>  The purpose of this 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.</p>	<p>A helistop is permitted in the Special Development District if a special use permit is approved by the El Paso City Council.</p>
POLICY	DOES IT COMPLY?
<p><b><u>Policy 5.15.2</u></b>  Continue support and participation with other agencies in the provision of emergency preparedness.</p> <p><b><u>Public Facilities Chapter Introduction, p. 5.2</u></b>  Citizens of El Paso also enjoy public facilities and services that are not managed by the City of El Paso; however, they are critical to the success of the community and play a vital role in our lives. These services include public and private schools, utilities, and hospitals. Even though different organizations manage various elements of public facilities and services, they affect one another in their ability to serve the needs of the entire community. Quality of life is affected by the location, quantity, design, and service excellence provided with each facility and the service rendered. Managing growth in the City through the assurance of adequate and timely public facilities to serve the current and future population is an on-going challenge.</p>	<p>As articulated in the introduction to the Public Facilities chapter of Plan El Paso, hospitals are a critical part of the fabric of El Paso's network of public facilities. Allowing for the provision of a helistop at one of El Paso's existing hospitals will directly further the goal of Policy 5.15.2 by allowing critically ill and injured patients to receive life-saving care more rapidly.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** A hospital is permitted upon acceptance of a detailed site development plan in the S-D (Special Development) District and by Special Permit in the A-3 (Apartment District). A helistop is permitted by Special Permit in the S-D (Special Development) District. Off-street surface parking serving another property is permitted by Special Permit in the A-3 (Apartment) and S-D (Special Development) Districts.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the S-D (Special



Development) District is to 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 intent of the A-3 (Apartment) District is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The proposed special permits would allow the existing hospital facility to complete an expansion that would provide additional critical care services to the neighborhood and community while maintaining the established character of the existing neighborhood, and allowing the hospital to continue to use the existing configuration of surface parking lots to help meet its demand. The inclusion of the shuttle service to the proposed employee lot at 3333 Mesa Street will help to ensure that the granting of the special permit request for the parking reduction will not negatively impact the neighborhood surrounding the subject property. The subject property allows for or does not allow for all applicable requirements upon approval of the special permit.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Existing infrastructure is capable of serving the proposed expansion, helistop, and existing surface parking lots.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not in an environmentally sensitive area and no negative impact is anticipated.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the El Paso Central Business Association. They were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 20, 2017. The Planning Division has received no public comment in support of or opposition to the proposed special permit.

**STAFF COMMENTS:** No objections to proposed special permit and detailed site development plan approval. All department comments have been satisfactorily addressed. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

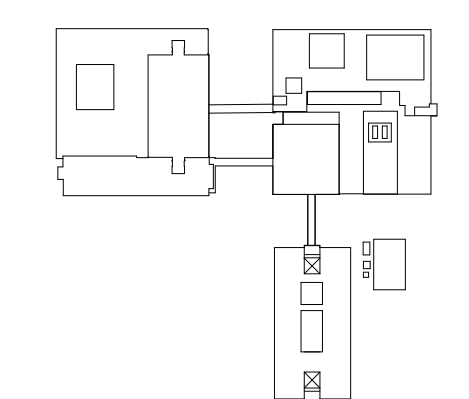
**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Site Plan
2. Zoning Map
3. Comprehensive Plan Map
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Neighborhood Association Letters
7. Letters from the Public
8. Legal Description and Zoning
9. Parking Study

# **ATTACHMENT 1**

See following pages



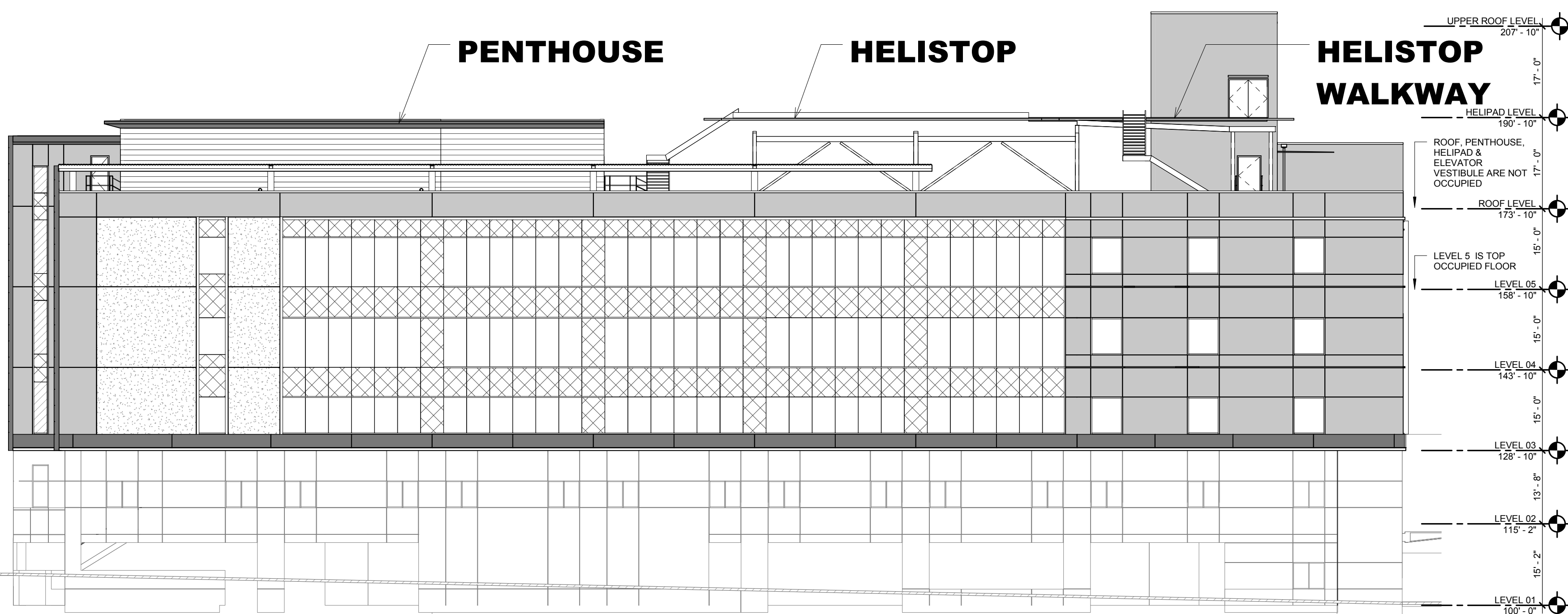
REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

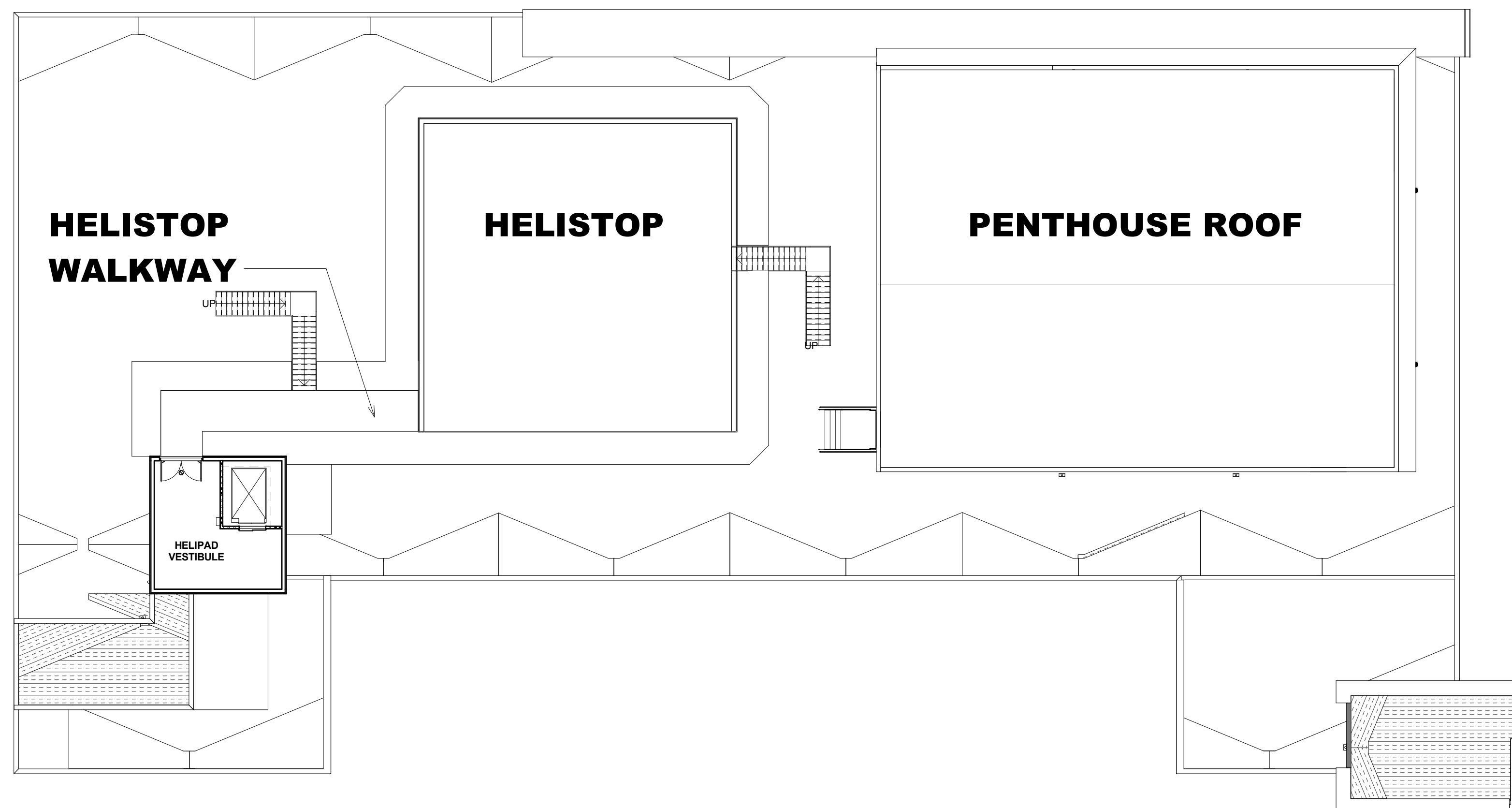
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**HELISTOP SPECIAL  
PERMIT  
APPLICATION**

SHEET NO.

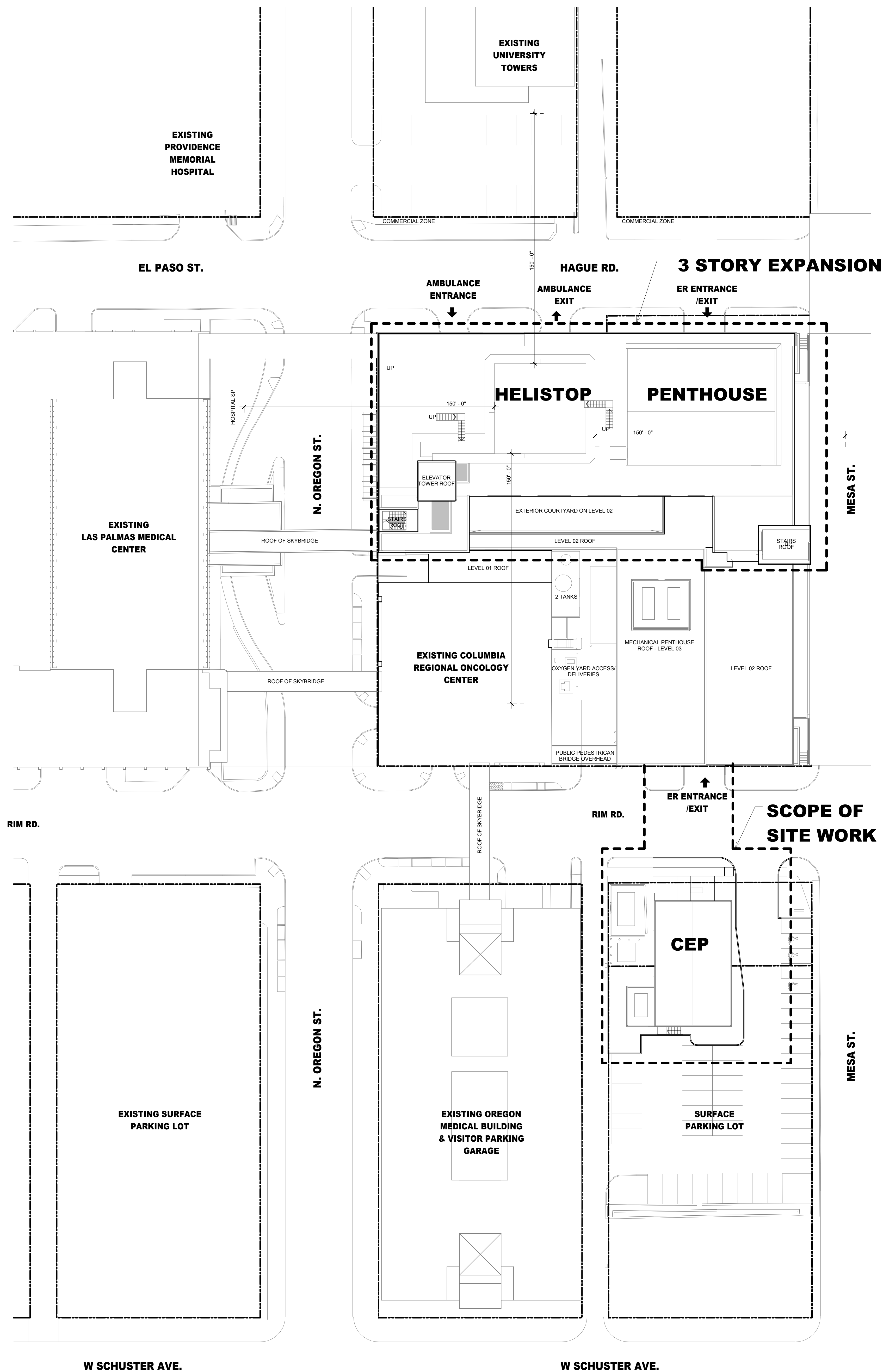
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**03 HELIPAD NORTH ELEVATION - HAGUE RD.**  
1/16" = 1'-0"



**02 HELISTOP PLAN**  
1/16" = 1'-0"



**01 ARCHITECTURAL SITE PLAN**  
1" = 30'-0"



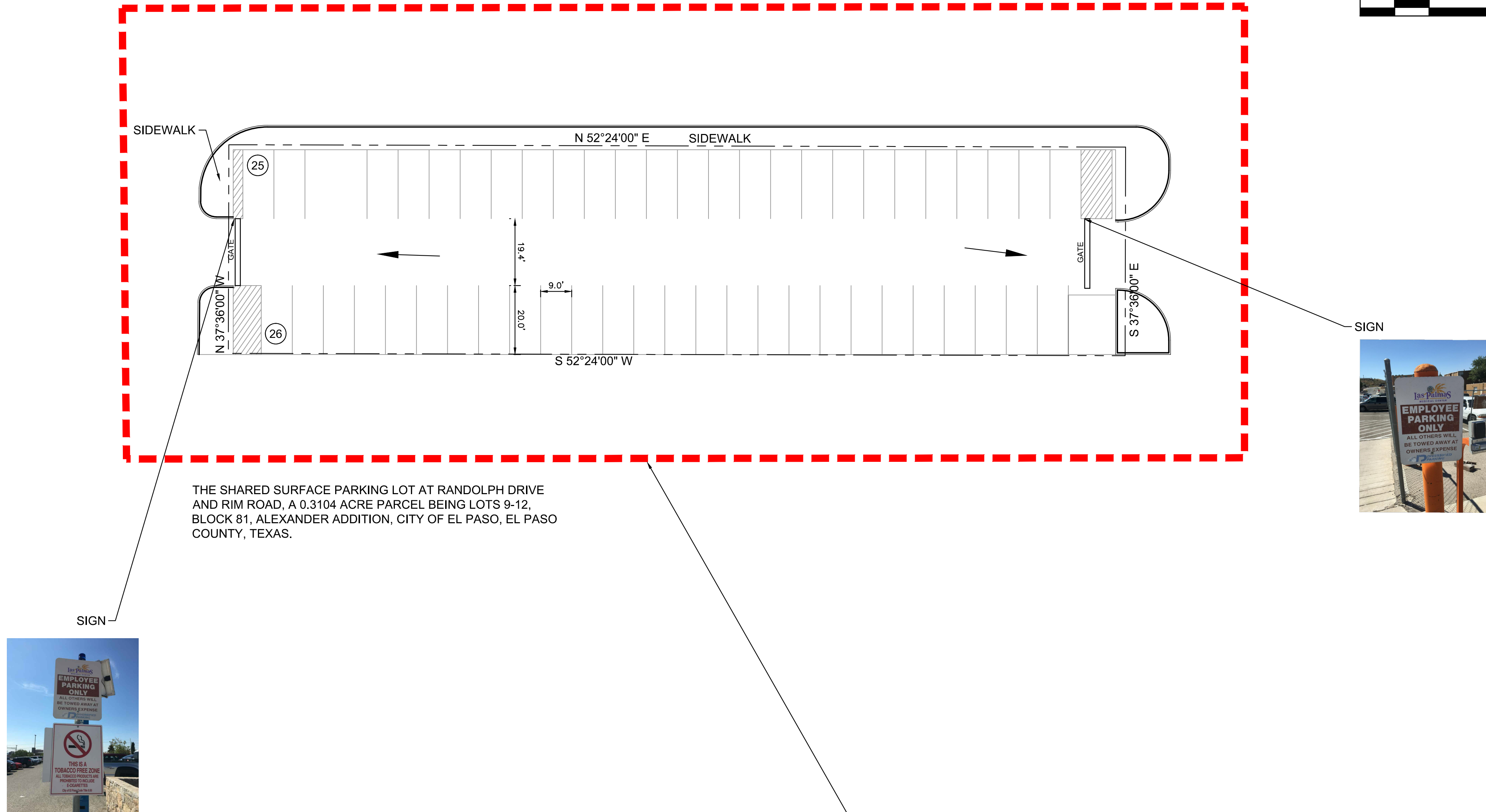
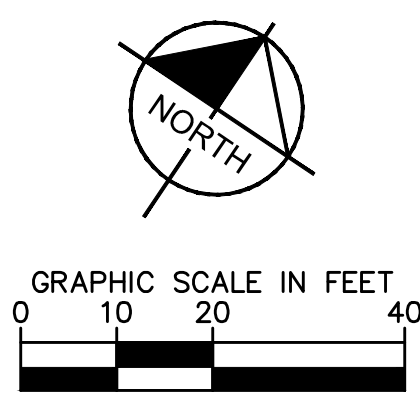
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

SHEET TITLE  
**LOT 1 DETAILED SITE PLAN**

SHEET NO.  
**DSP 1**

RANDOLPH AT RIM SURFACE PARKING LAYOUT



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

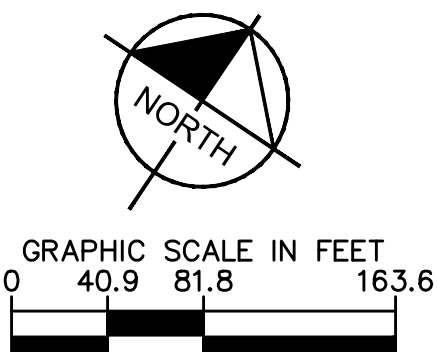
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			<b>932</b>
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

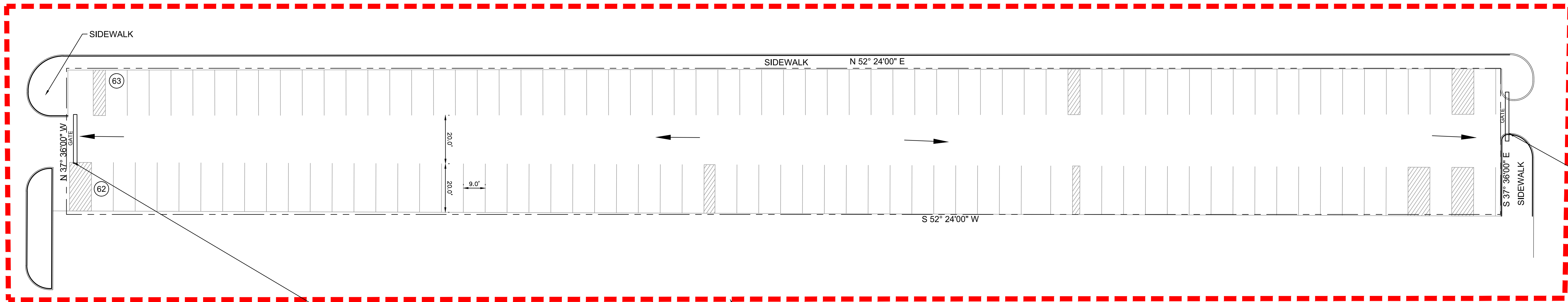
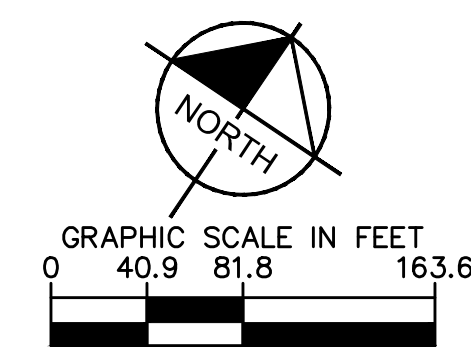
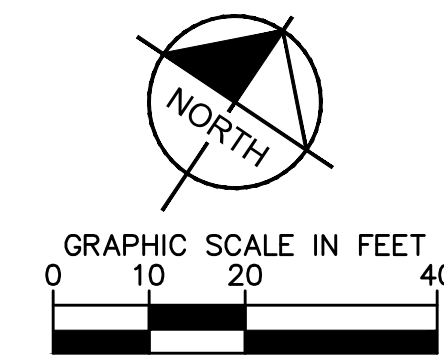
LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.



KEYMAP



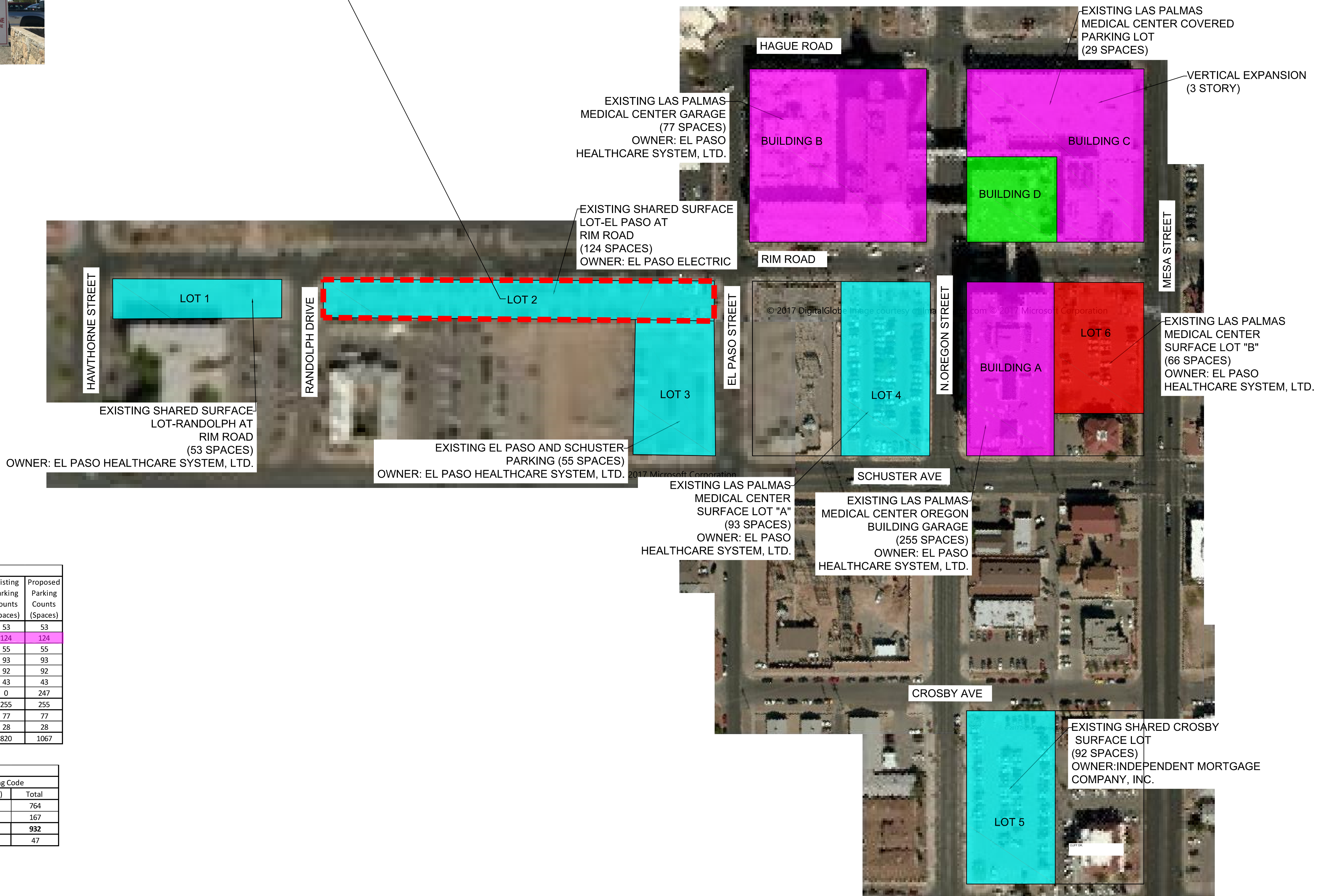




THE SHARED SURFACE PARKING LOT AT EL PASO STREET AND RIM ROAD, A 0.7043 ACRE PARCEL BEING LOTS 9-12, BLOCK 78 AND ADJOINING ALLEY, LOTS 9-12, BLOCK 80 AND ADJOINING ALLEY AND A PORTION OF VACATED LOS ANGELES STREET, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



KEYMAP



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PEDESTRIAN PATH
- DETAILED AREA
- EXISTING BUILDING WITH PARKING GARAGES
- EXISTING BUILDING WITHIN PARKING AGREEMENT
- EXISTING SURFACE LOT
- EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

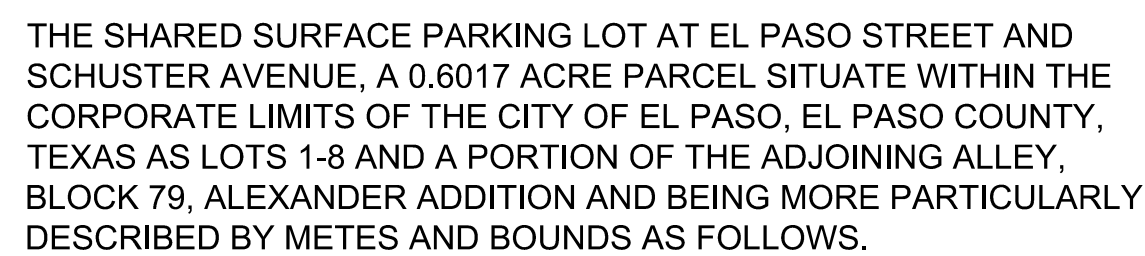
FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067





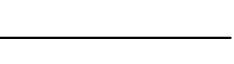



Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47





Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
		Total	<b>932</b>
Bicycles Required (5%)			47

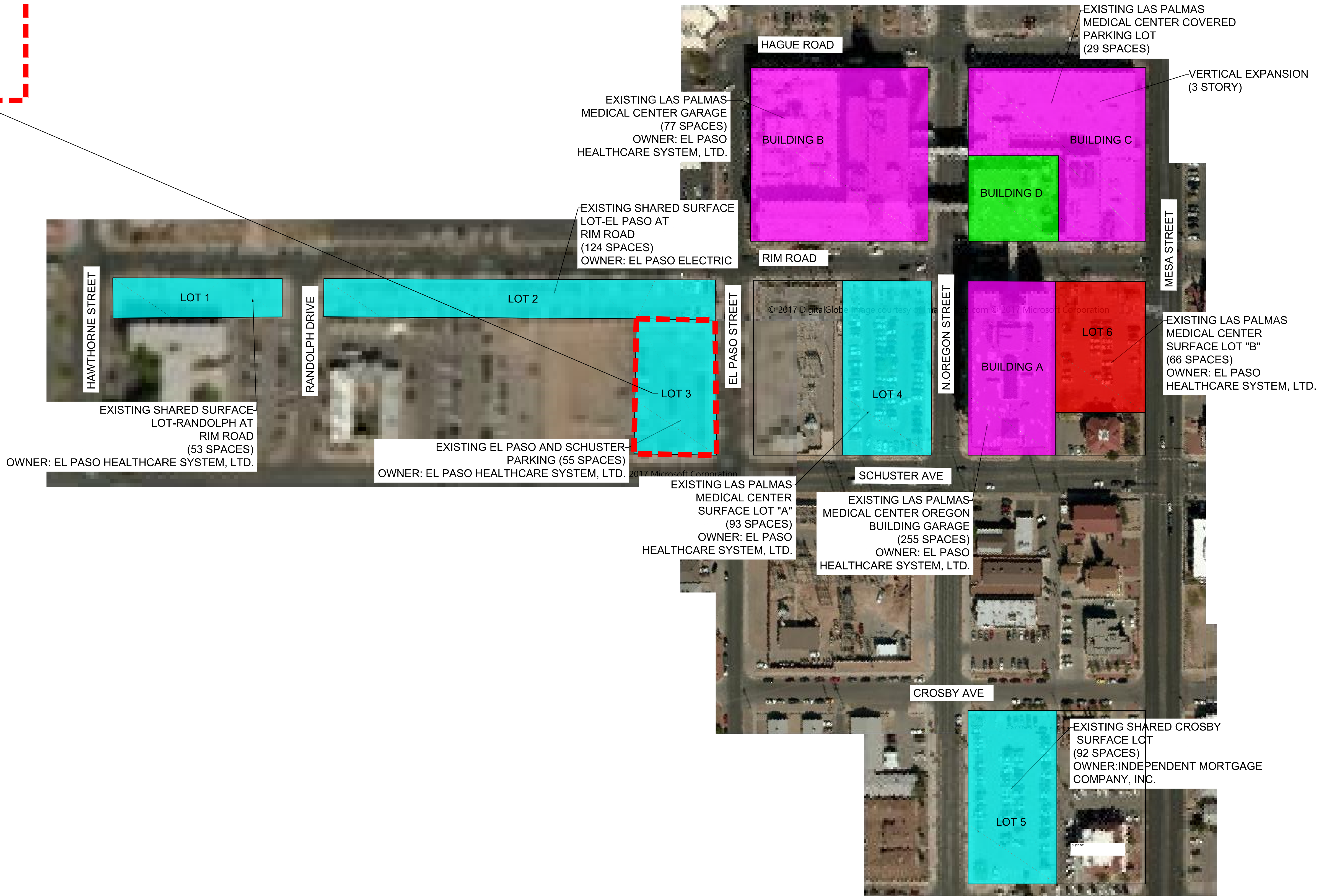
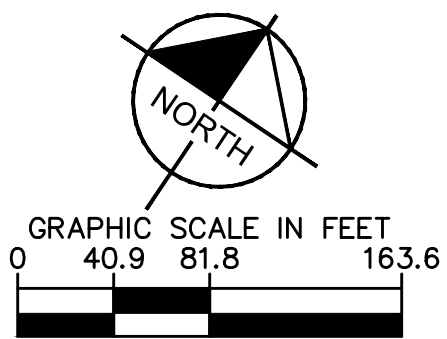
### LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY  
WITH CHAPTER 18.18 WHEN  
LOT IS RECONSTRUCTED.



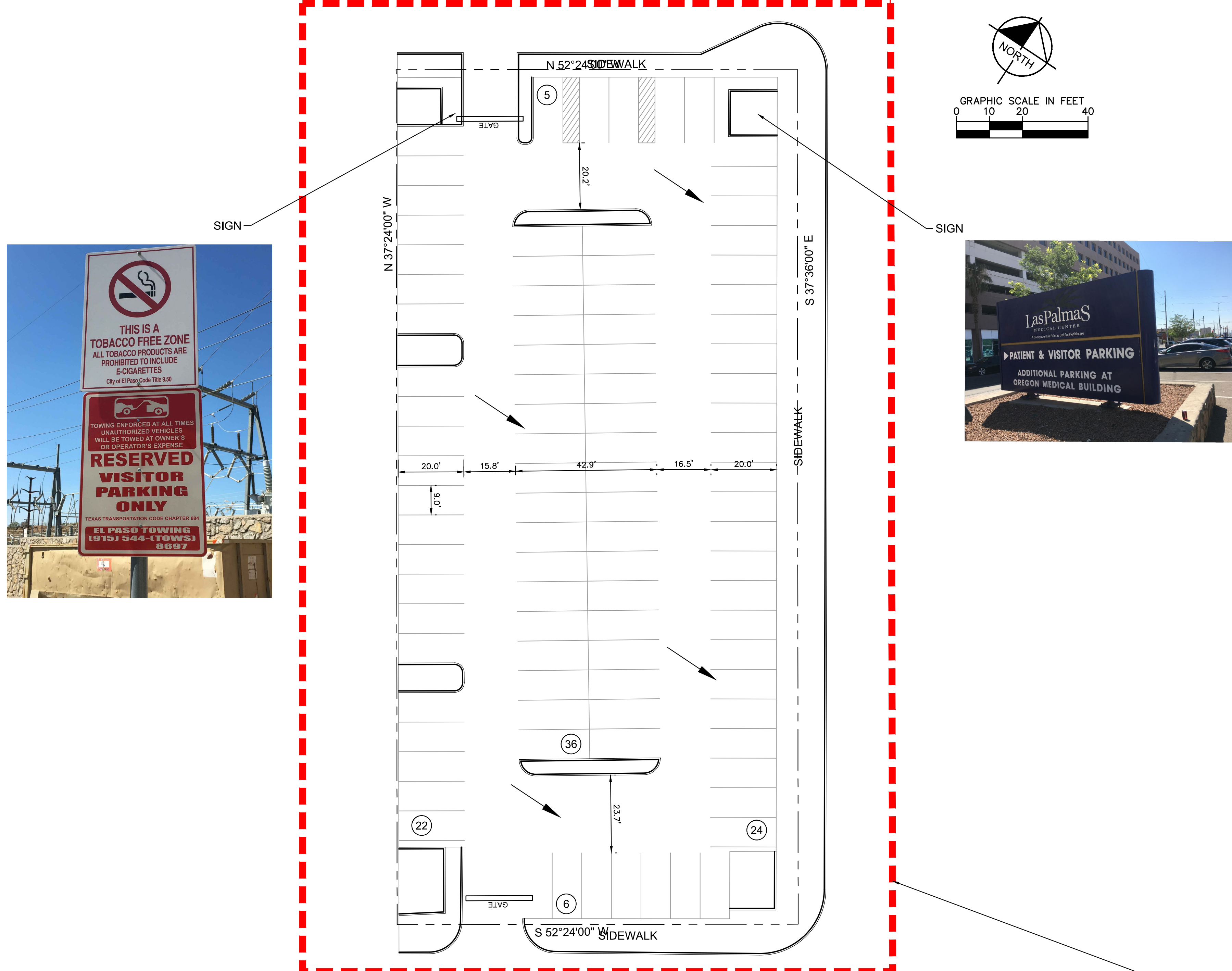


REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE  
**LOT 4 DETAILED SITE PLAN**

SHEET NO.  
**DSP 4**



THE LAS PALMAS MEDICAL CENTER SURFACE PARKING LOT A AT N OREGON STREET AND SCHUSTER AVE, A 0.7282 ACRE PARCEL BEING LOTS 1-10, BLOCK 78, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

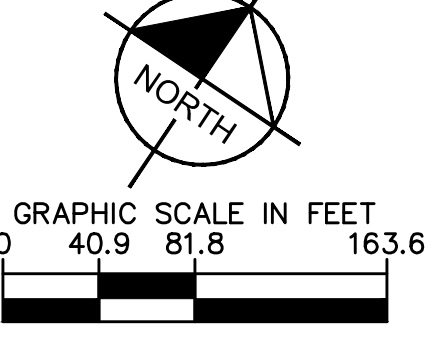
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			<b>932</b>
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.



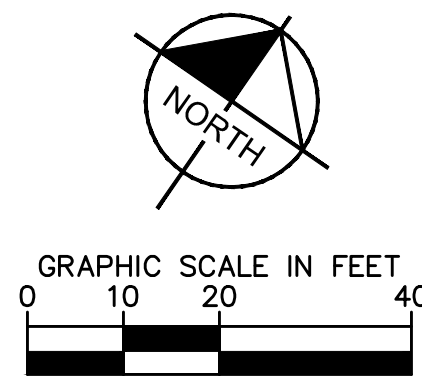
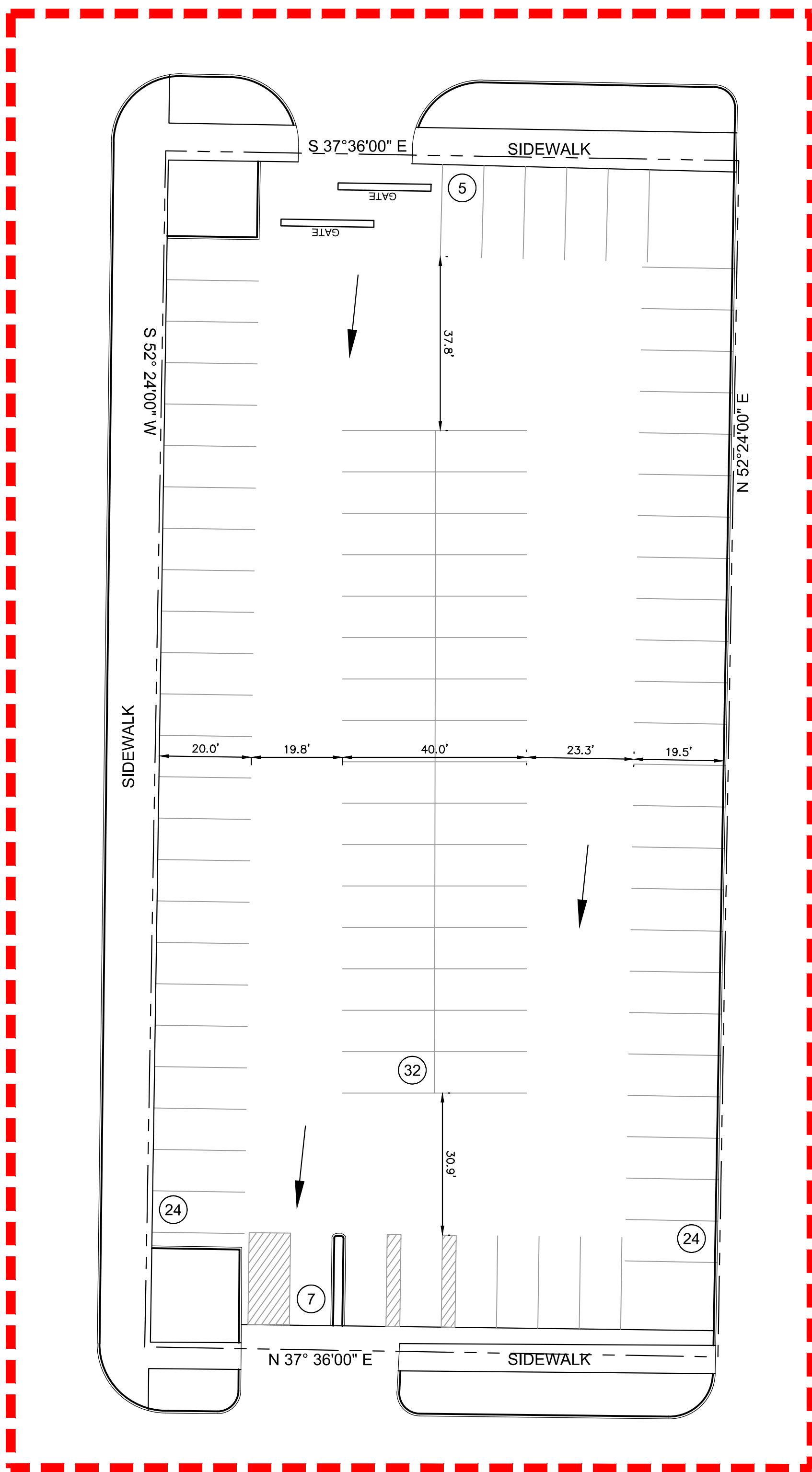


REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

SHEET TITLE  
**LOT 5 DETAILED SITE PLAN**

SHEET NO.  
**DSP 5**



THE SHARED SURFACE PARKING LOT AT OREGON STREET AND CROSBY AVENUE, A 0.7282 ACRE PARCEL BEING LOTS 11-20, BLOCK 46, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

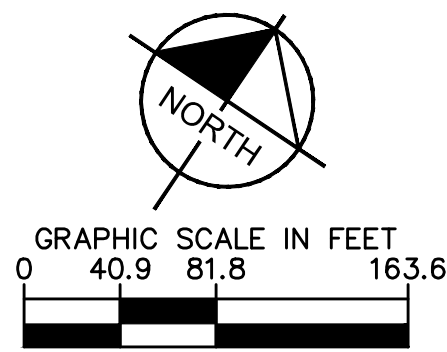
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			<b>932</b>
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

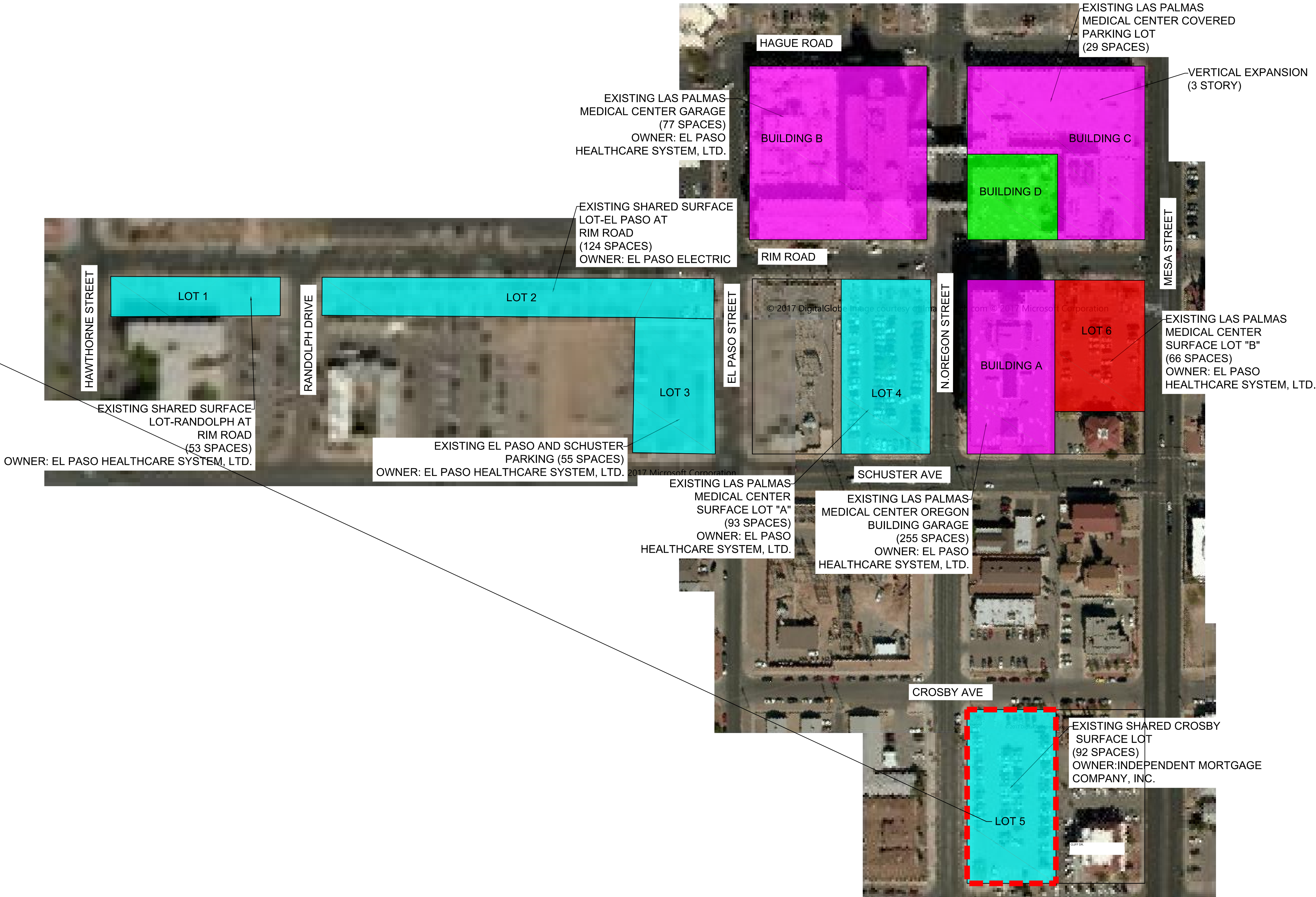
NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

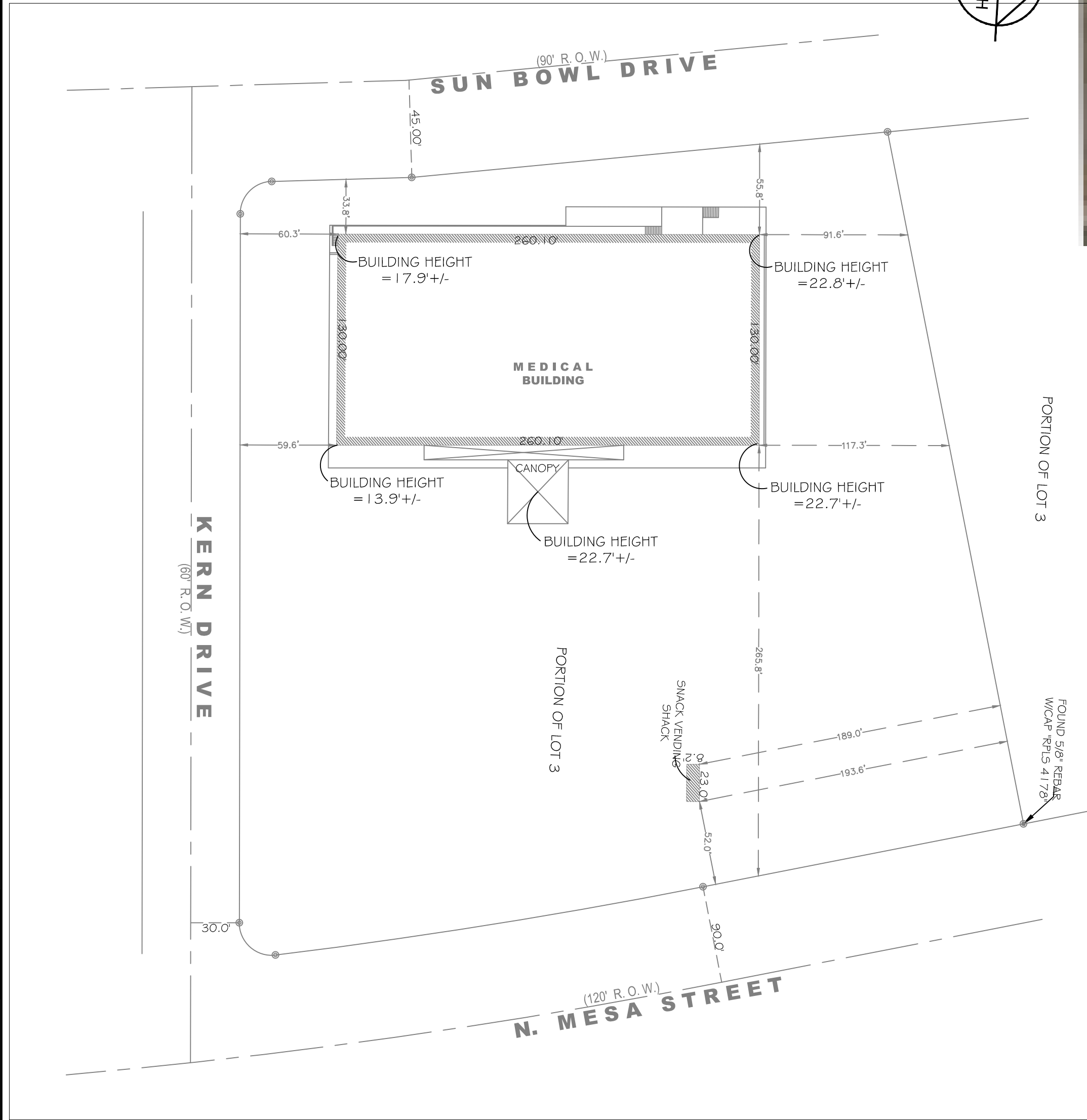


KEYMAP

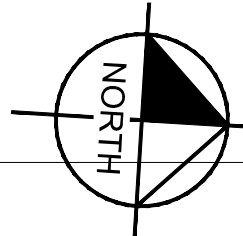
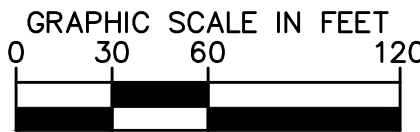




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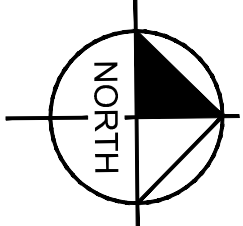
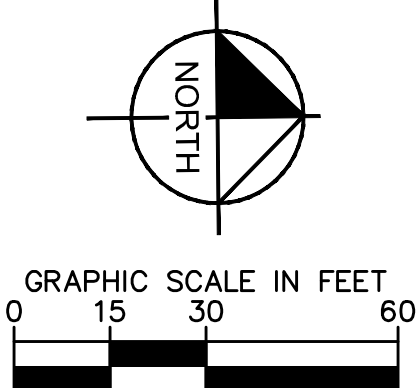


TOTAL PARKING REQUIRED FOR LIFECARE CENTER AND DOGGOS TACOS: 61 PARKING SPACES  
TOTAL PARKING SPACES ON SITE: 336 PARKING SPACES  
TOTAL PARKING FOR LAS PALMAS CAMPUS: 275 PARKING SPACES



SIGN

SIGN



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

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 18.18 WHEN LOT IS RECONSTRUCTED.

PROPOSED SHARED PARKING  
LOT-KERN DRIVE AND  
N MESA STREET  
(336 SPACES)  
OWNER: UTEP BOARD OF REGENCY  
LIFECARE CENTER TOTAL SQUARE  
FOOTAGE: 33943 SF  
PARKING REQUIRED: 59 SPACES

DOGGOS-TACOS JUAREX MEXICAN HOT  
DOGS TORTAS  
APPROXIMATELY 200 SF  
REQUIRED PARKING SPACES: 2  
SPACES

Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
		Total	932
		Bicycles Required (5%)	47

THE PROPOSED SHARED PARKING LOT AT NORTH MESA STREET AND KERN DRIVE, A 4.6617 ACRE PARCEL BEING A PORTION OF LOT 1, UNIVERSITY CENTER, 3333 NORTH MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

# HKS

**OWNER**  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

**FACILITY**  
LAS PALMAS MEDICAL CENTER  
1801 N OREGON ST  
EL PASO, TX 79902

**ARCHITECT**  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**INTERIOR DESIGNER**  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**CIVIL ENGINEER**  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

**STRUCTURAL ENGINEER**  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD, BUILDING 1, SUITE 171  
BRENTWOOD, TN 37027

**MEP ENGINEER**  
WSP + CORD  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

**LANDSCAPE**  
KIMLEY-HORN  
7740 N 16TH STREET, SUITE 300  
PHOENIX, AZ 85020

**Las Palmas**  
MEDICAL CENTER  
**HCA**  
Las Palmas Medical Center  
Women's Services Expansion  
Hospital Corporation of America



REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**05/10/2017**  
ISSUE

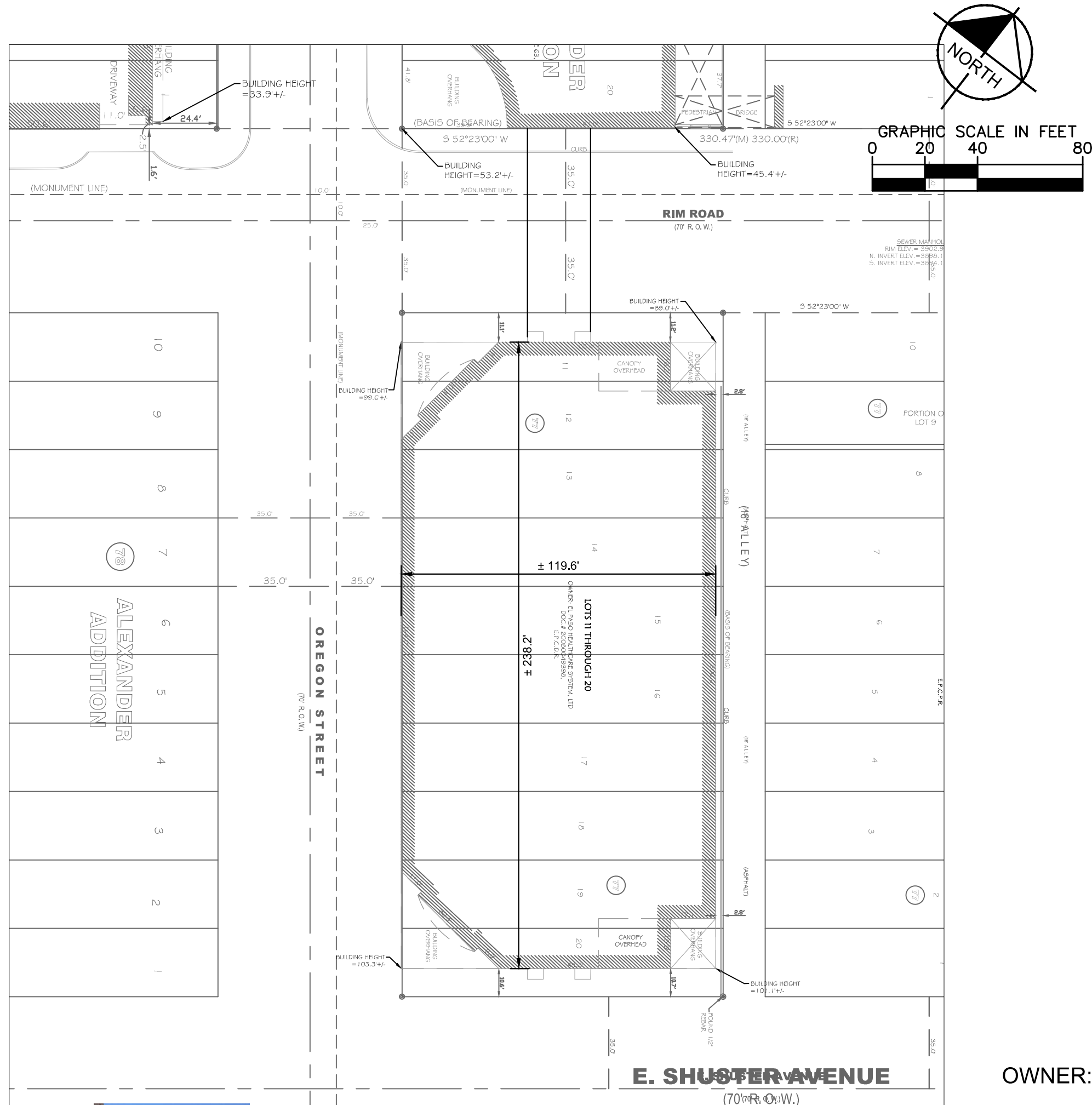
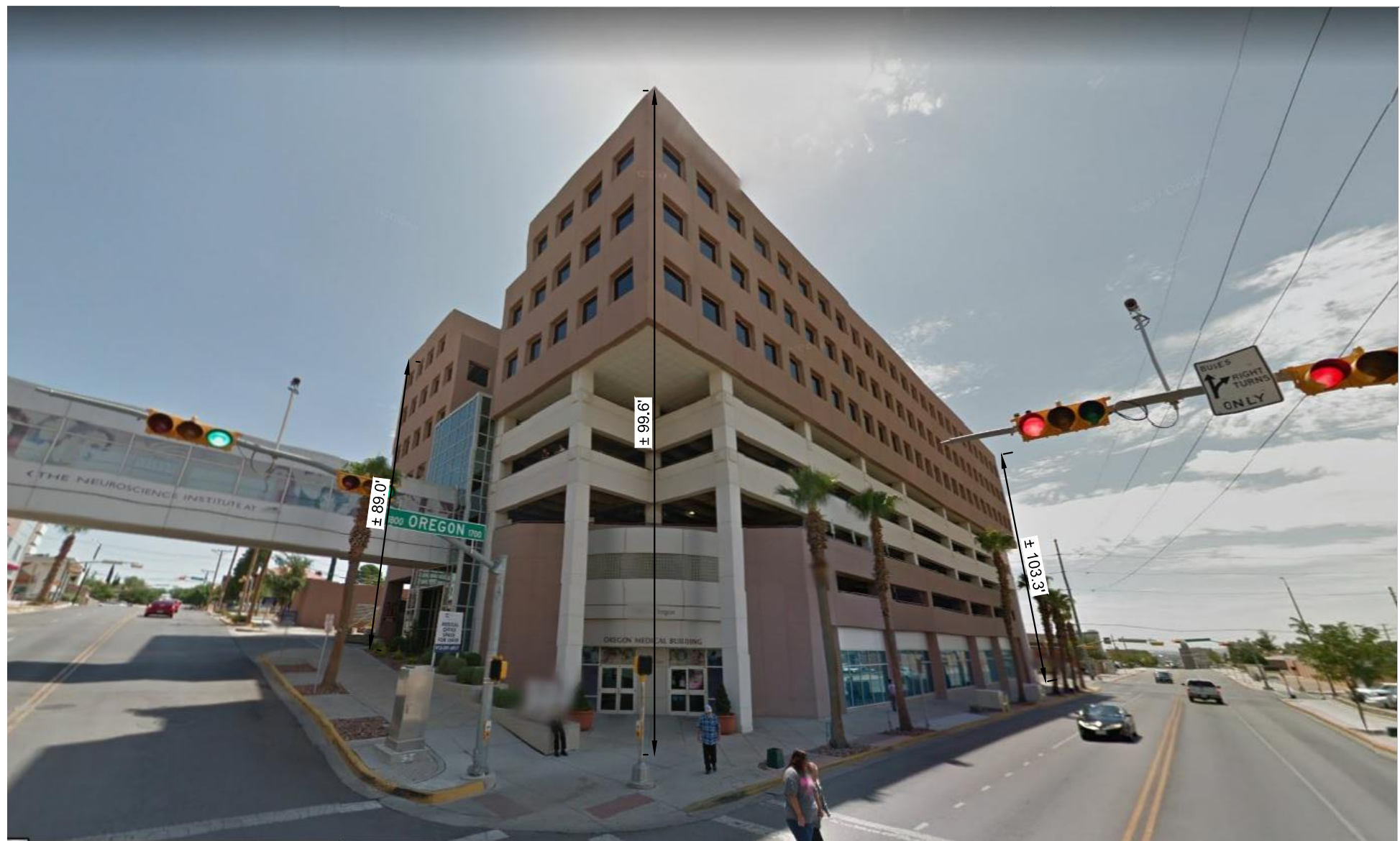
SHEET TITLE  
**LIFE CARE CENTER  
DETAILED SITE PLAN**

SHEET NO.

DSP 6

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SIGN

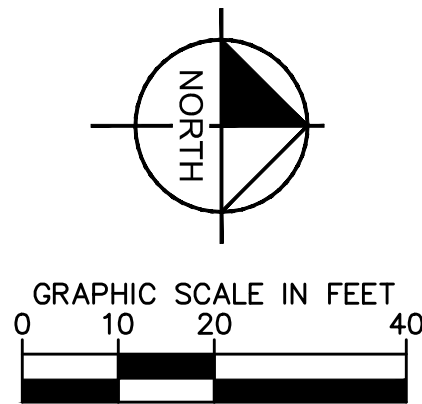
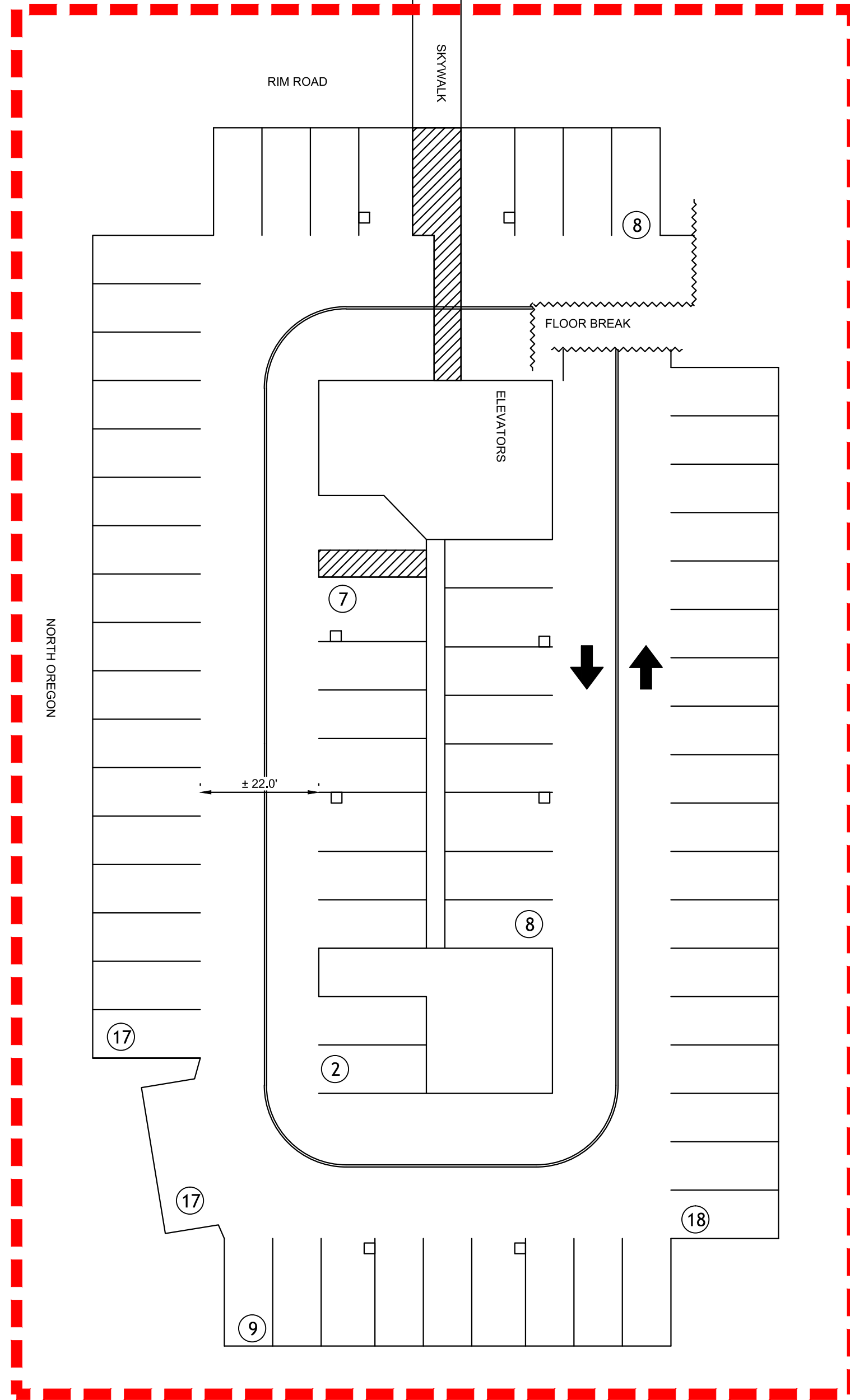
EXISTING LAW PALMAS MEDICAL CENTER OREGON BUILDING PARKING GARAGE SIGN LAYOUT



SIGN



EXISTING LAW PALMAS MEDICAL CENTER OREGON BUILDING PARKING GARAGE PARKING LAYOUT



Existing and Proposed Parking Counts		
Parking Area	Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124
Lot 3	EX. El Paso and Schuster Parking	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93
Lot 5	EX. Crosby Park Surface	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43
Lot 7	EX. LifeCare Center Parking	0
Building A	EX. Oregon Building Garage	255
Building B	EX. Hospital Garage	77
Building C	EX. ED ICU Parking	28
Total		820

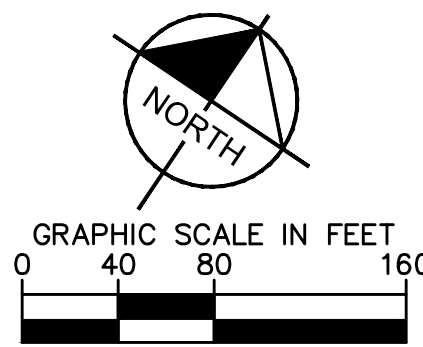
Parking Requirements		
Required Parking by City of El Paso May 2016 Parking Code		
Area	SF of GFA	Required (SF of GFA)
Existing	440,298	1/576
New	96,402	1/576
Total		932
Bicycles Required (5%)		47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

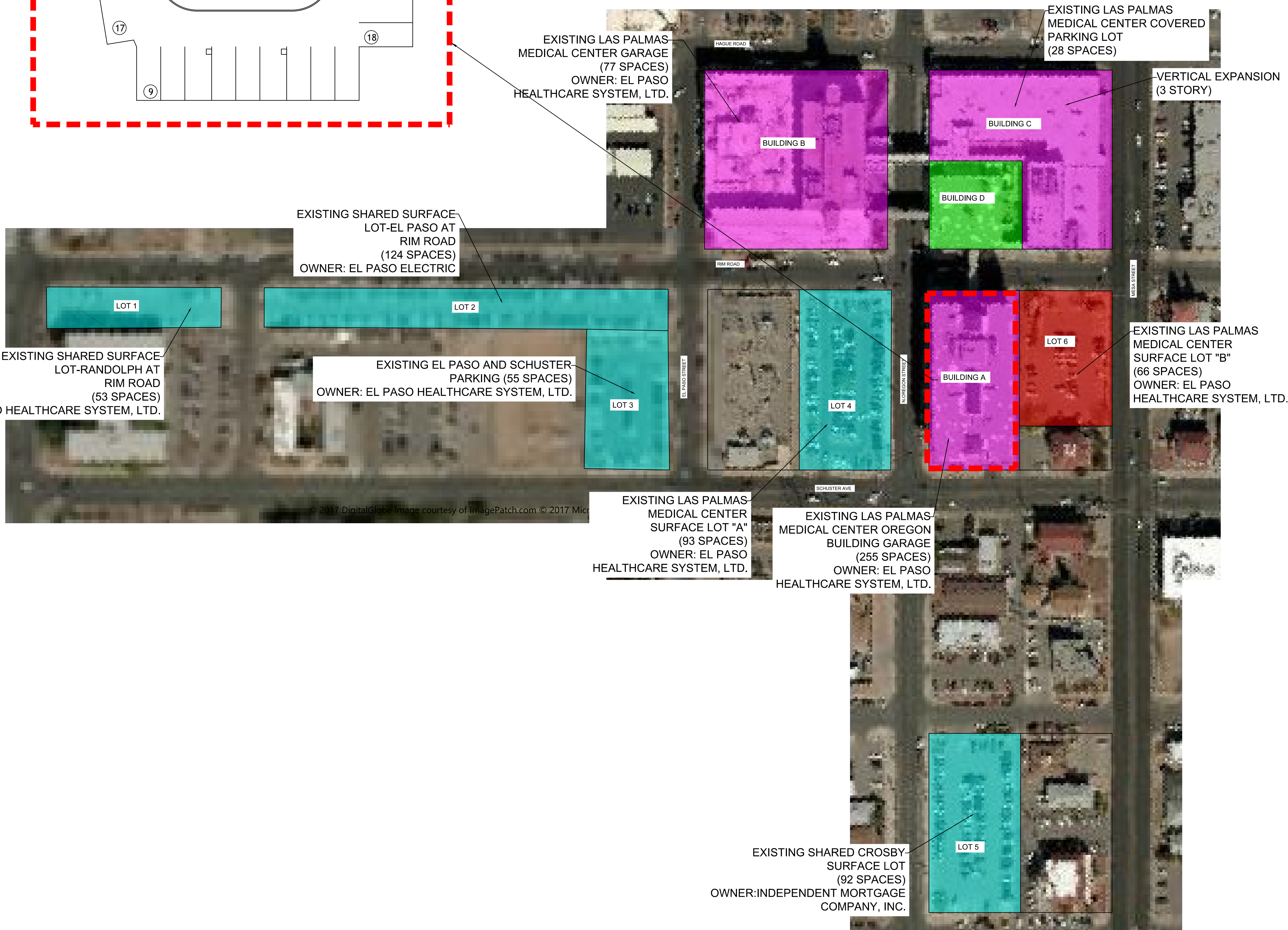
NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER, A 0.7282 ACRE PARCEL BEING LOTS 11-20, BLOCK 77, ALEXANDER ADDITION, 1700 NORTH OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FEMA FIRM: 480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X



KEYMAP



HKS

OWNER  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

FACILITY  
LAS PALMAS MEDICAL CENTER  
1801 N OREGON ST  
EL PASO, TX 79902

ARCHITECT  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

INTERIOR DESIGNER  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

CIVIL ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

STRUCTURAL ENGINEER  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD, BUILDING 1, SUITE 171  
BRENTWOOD, TN 37027

MEP ENGINEER  
WSP + CCOR  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

LANDSCAPE  
KIMLEY-HORN  
7740 N 16TH STREET, SUITE 300  
PHOENIX, AZ 85020

Las Palmas Medical Center  
Women's Services Expansion  
HCA  
Hospital Corporation of America



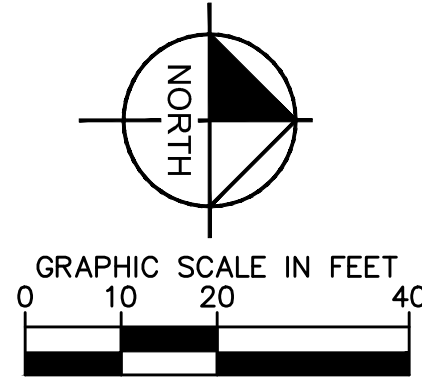
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

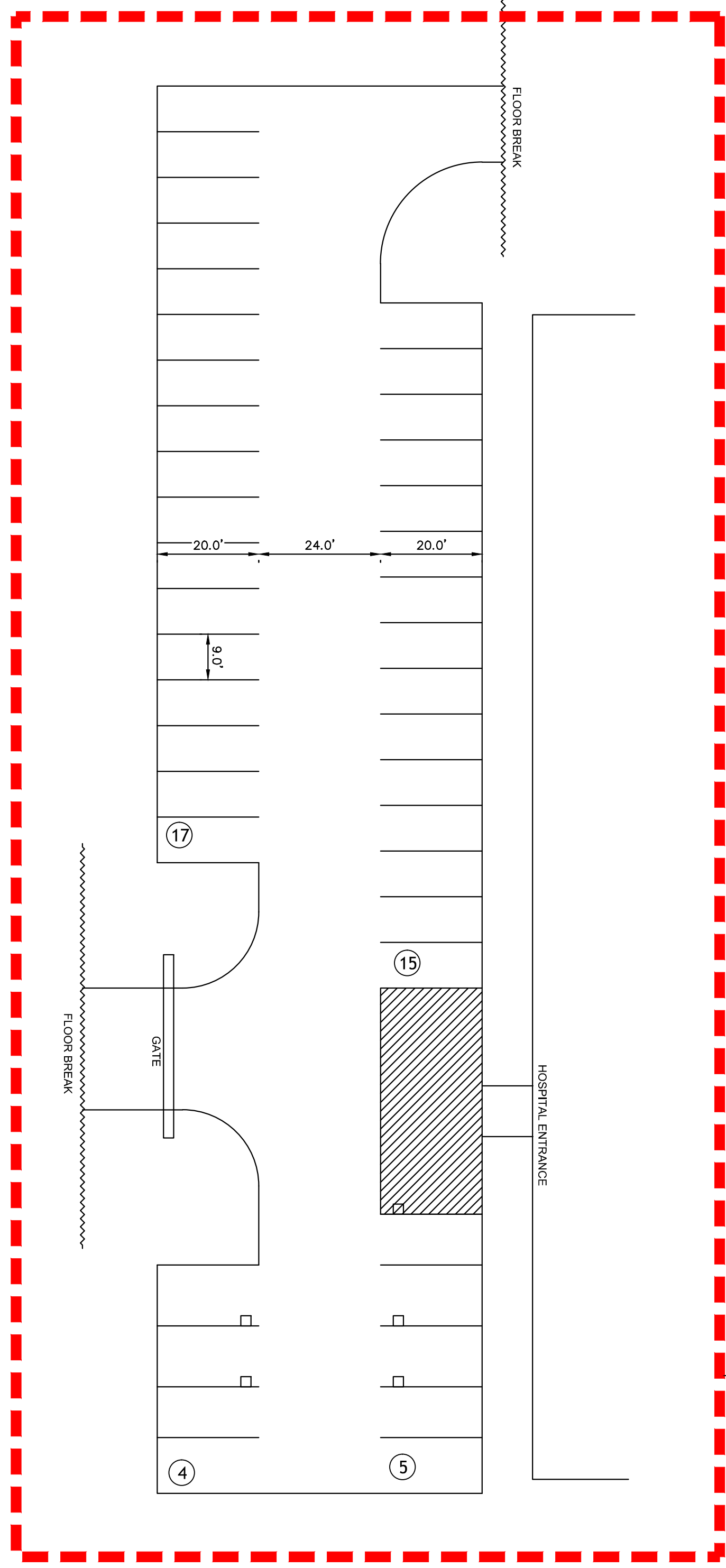
SHEET TITLE  
**BUILDING A  
DETAILED SITE PLAN**

SHEET NO.  
**DSP 7**

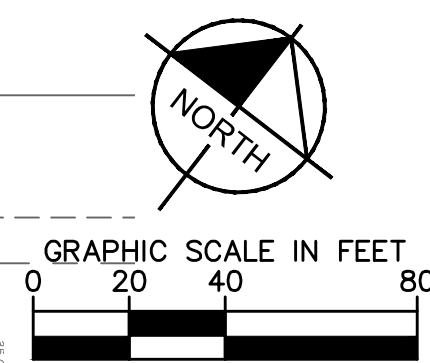
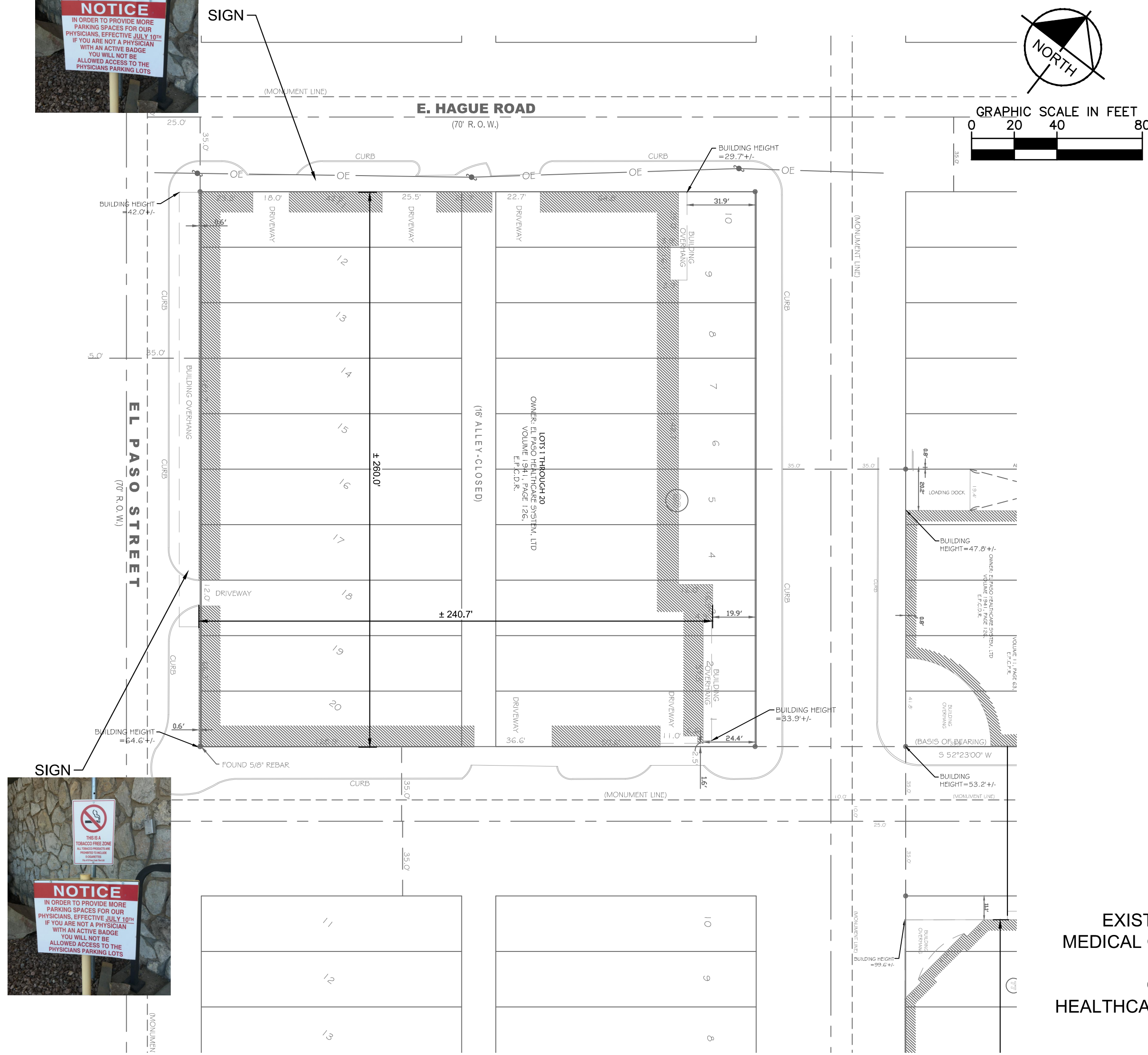




EXISTING LAS PALMAS MEDICAL CENTER  
TYPICAL GARAGE PARKING LAYOUT



EXISTING LAW PALMAS  
MEDICAL CENTER PARKING  
GARAGE SIGN LAYOUT



Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

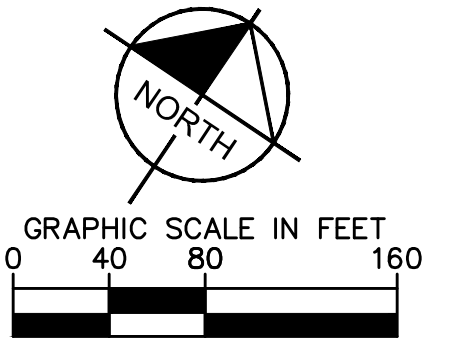
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

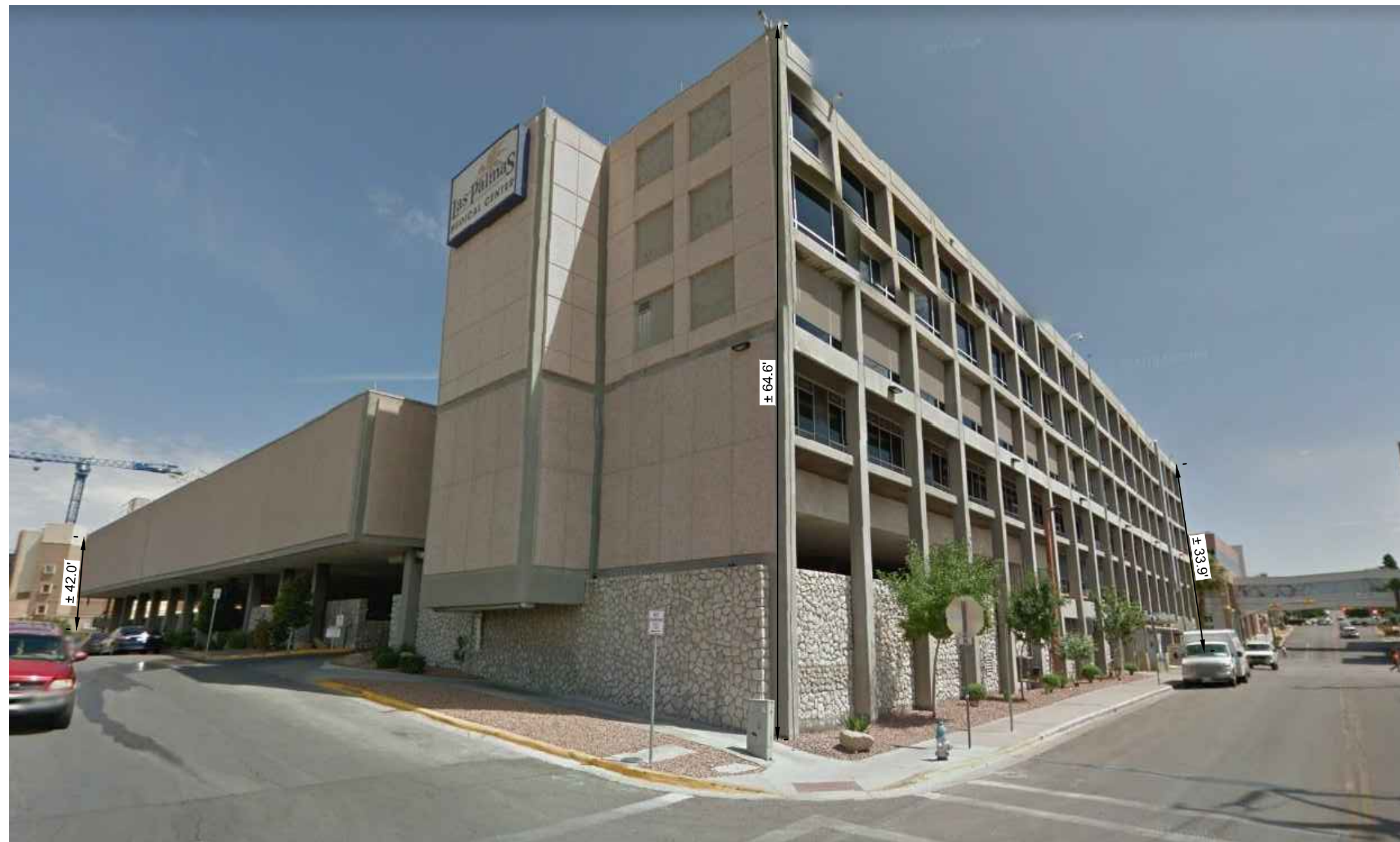
NOTE: STORM SYSTEM IS INTERNALLY COLLECTED AND CONNECTS TO PUBLIC STORM SYSTEM

LAS PALMAS MEDICAL CENTER GARAGE, A 1.5519 ACRE PARCEL BEING LOTS 1-20 AND ADJOINING CLOSED ALLEY, BLOCK 90, ALEXANDER ADDITION, 1801 NORTH OREGON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X



KEYMAP



HKS

OWNER  
HOSPITAL CORPORATION OF AMERICA (HCA)  
ONE PARK PLAZA  
NASHVILLE, TN 37203

FACILITY  
LAS PALMAS MEDICAL CENTER  
1801 N OREGON ST  
EL PASO, TX 79902

ARCHITECT  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

INTERIOR DESIGNER  
HKS ARCHITECTS, INC.  
350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

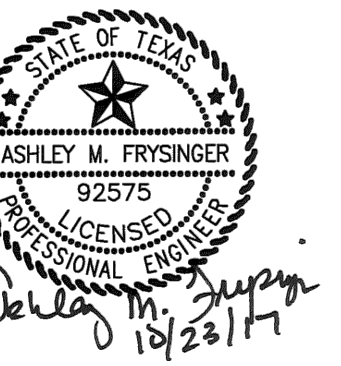
CIVIL ENGINEER  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800  
HOUSTON, TX 77079

STRUCTURAL ENGINEER  
STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
750 OLD HICKORY BLVD, BUILDING 1, SUITE 175  
BRENTWOOD, TN 37027

MEP ENGINEER  
WSP + CORD  
3625 NORTH HALL STREET SUITE 1300  
DALLAS, TX 75219

LANDSCAPE  
KIMLEY-HORN  
7740 N 16TH STREET, SUITE 300  
PHOENIX, AZ 85020

Las Palmas Medical Center  
Women's Services Expansion  
HCA  
Hospital Corporation of America



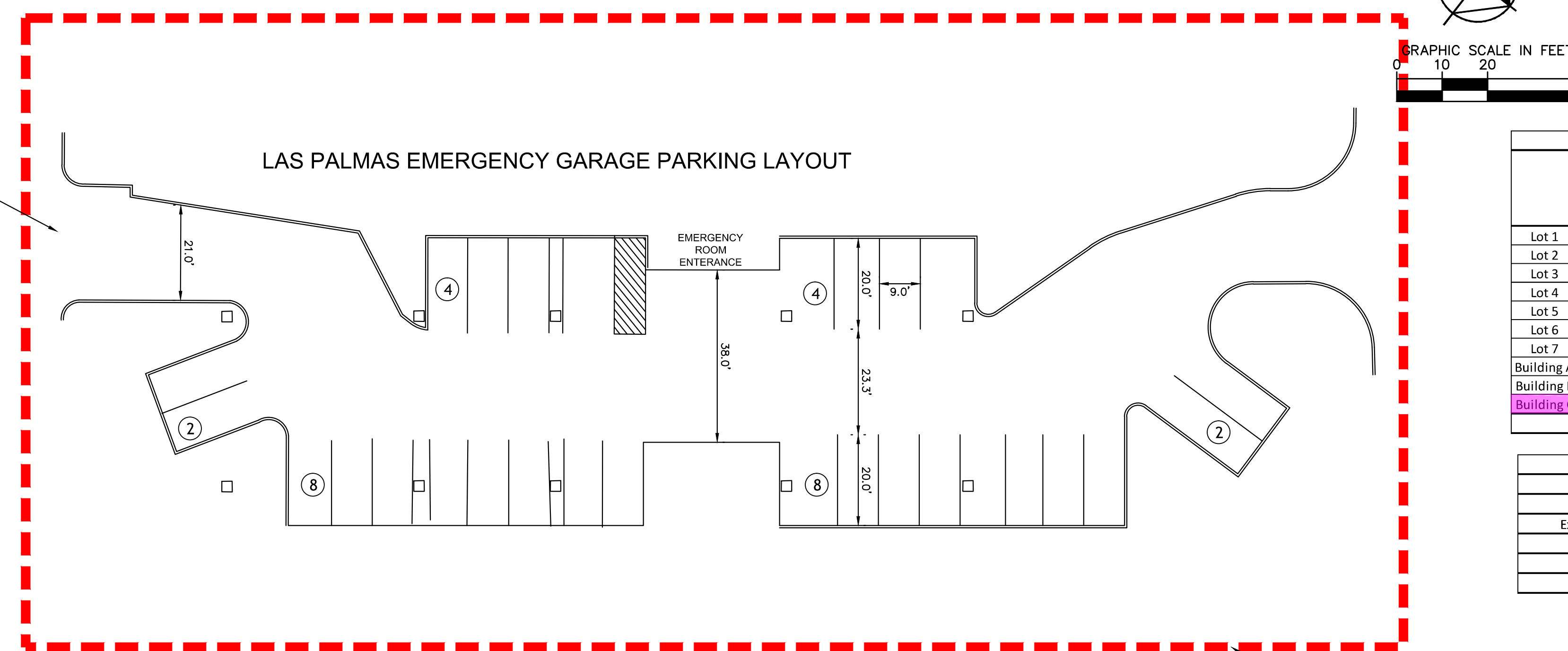
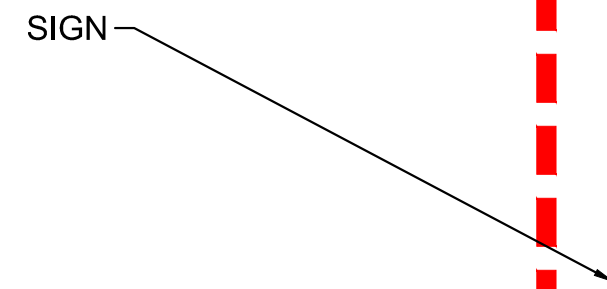
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

SHEET TITLE  
**BUILDING B DETAILED SITE PLAN**






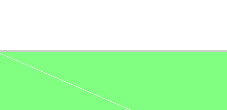


SHEET NO.  
**DSP 8**





Existing and Proposed Parking Counts			
Parking Area		Existing Parking Counts (Spaces)	Proposed Parking Counts (Spaces)
Lot 1	EX. Randolph at Rim Surface Parking (Leased)	53	53
Lot 2	EX. El Paso at Rim Surface Lot (Leased)	124	124
Lot 3	EX. El Paso and Schuster Parking	55	55
Lot 4	EX. Surface Lot "A" Oregon at Rim	93	93
Lot 5	EX. Crosby Park Surface	92	92
Lot 6	EX. Surface Lot "B" Mesa at Rim	43	43
Lot 7	EX. LifeCare Center Parking	0	247
Building A	EX. Oregon Building Garage	255	255
Building B	EX. Hospital Garage	77	77
Building C	EX. ED ICU Parking	28	28
Total		820	1067

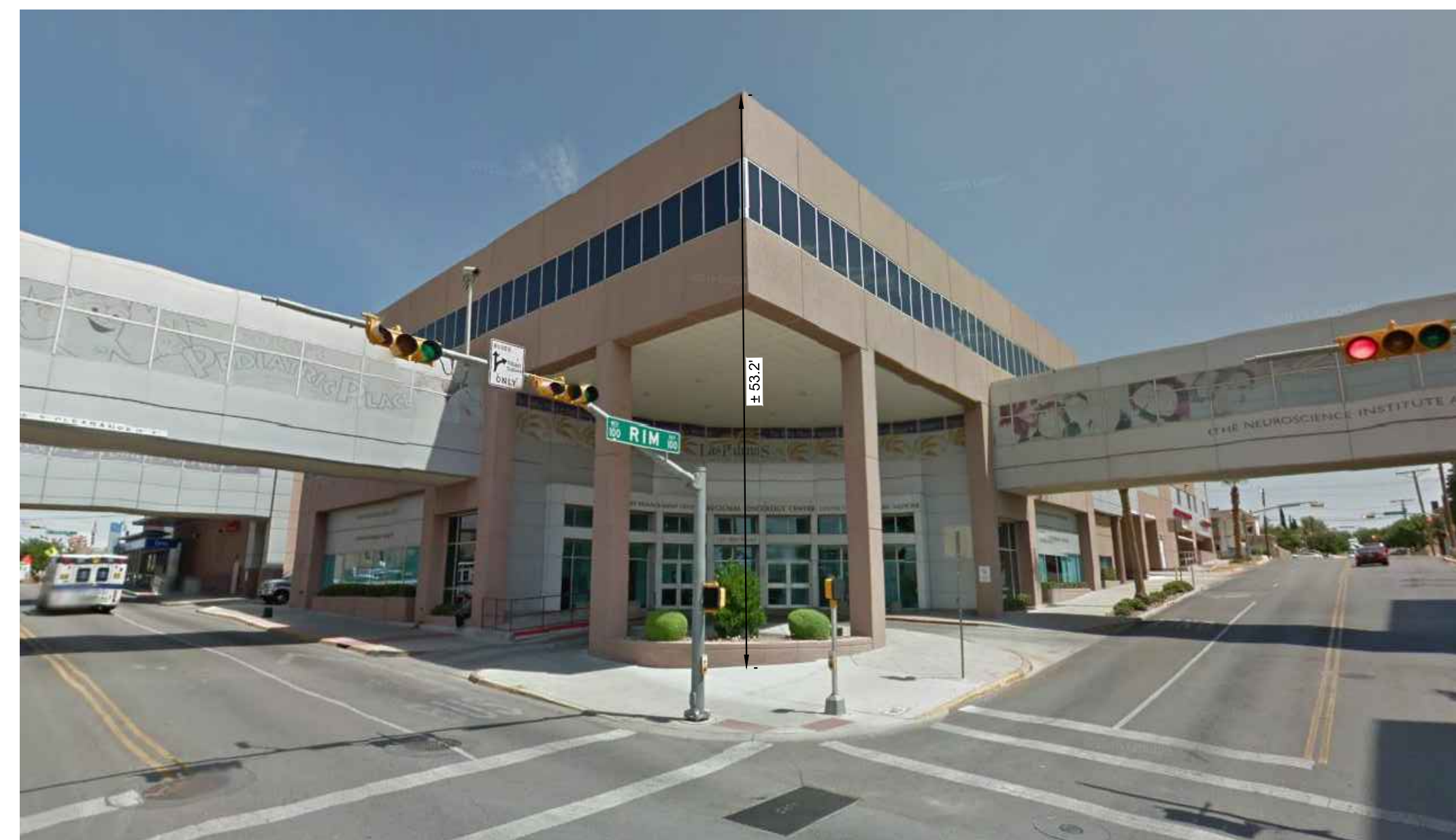
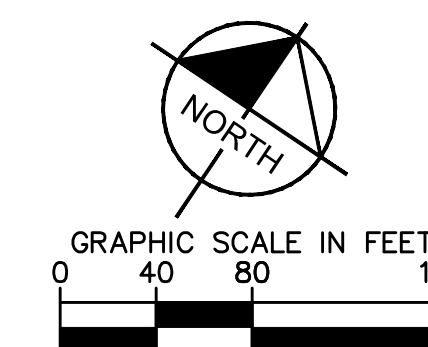
Parking Requirements			
Required Parking by City of El Paso May 2016 Parking Code			
Area	SF of GFA	Required (SF of GFA)	Total
Existing	440,298	1/576	764
New	96,402	1/576	167
Total			932
Bicycles Required (5%)			47

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PEDESTRIAN PATH
	DETAILED AREA
	EXISTING BUILDING WITH PARKING GARAGES
	EXISTING BUILDING WITHIN PARKING AGREEMENT
	EXISTING SURFACE LOT
	EXISTING SURFACE LOT WITH IMPROVEMENTS

NOTE: STORM SYSTEM IS INTERNALLY COLLECTED  
AND CONNECTS TO PUBLIC STORM SYSTEM

SUN TOWERS HOSPITAL, A 0.3641 ACRE PARCEL BEING LOTS 16-20, BLOCK 91, ALEXANDER ADDITION, 101 RIM ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FEMA FIRM:  
480214 0039B  
EFFECTIVE DATE: 10/15/1982  
UNSHADED ZONE X



FOR MORE HEIGHT DETAIL SEE SHEET HP.01  
FOR MORE SITE DETAIL SEE CEP DETAILED SITE  
PLAN SHEET A2.01

**HKS**

**OWNER**  
 HOSPITAL CORPORATION OF AMERICA (HCA)  
 ONE PARK PLAZA  
 NASHVILLE, TN 37203

**FACILITY**  
 LAS PALMAS MEDICAL CENTER  
 1801 N OREGON ST  
 EL PASO, TX 75902

**ARCHITECT**  
 HKS ARCHITECTS, INC.  
 350 N SAINT PAUL ST, SUITE 100  
 DALLAS, TX 75201-4240

**INTERIOR DESIGNER**  
 HKS ARCHITECTS, INC.  
 350 N SAINT PAUL ST, SUITE 100  
 DALLAS, TX 75201-4240

**CIVIL ENGINEER**  
 KRALEY+HORN  
 11700 KATY FREEWAY, SUITE 800  
 HOUSTON, TX 77079

**STRUCTURAL ENGINEER**  
 STANLEY D. LINDSEY AND ASSOCIATES, LTD.  
 750 OLD HICKORY BLVD, BUILDING 1, SUITE 1  
 BRENTWOOD, TN 37027

**MEP ENGINEER**  
 WSP + CORP  
 3625 NORTH HALL STREET SUITE 1300  
 DALLAS, TX 75219

**LANDSCAPE**  
 KRALEY+HORN  
 7740 N 16TH STREET, SUITE 300  
 PHOENIX, AZ 85020

**Las Palmas<sup>®</sup> MEDICAL CENTER**

**HCA**

Hospital Corporation of America<sup>®</sup>

**Las Palmas Medical Center  
 Women's Services Expansion**

[illegible]

HKS PROJECT NUMBER  
**20468.000**  
HCA PROJECT NUMBER  
**393070003**  
DATE  
**12/16/2016**  
ISSUE

SHEET TITLE

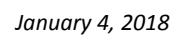
BUILDING C AND D  
DETAILED SITE PLAN

SHEET NO.

DSP 9



PZST17-00013



# ATTACHMENT 3

PZST17-00013





# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

1. *Hard copies of all sheets of all detailed site development plans require a stamp or seal by a professional engineer or registered architect.*
2. *Please show distance between helistop and property lines to ensure that the required distance of 150' from residential or apartment zones and uses is met.*
3. *Please re-label the helipad as a helistop. El Paso City Code differentiates between helistops and heliports, and only helistops are allowed by special permit in the hospital tower's zoning district (S-D District).*
4. *Please show distance between CEP and property lines to verify conformance with the S-D and A-3 Zoning District setbacks.*
5. *Verify that the two lots comprising the CEP parcel have been properly combined and recorded with the County.*
6. *Show required landscaping for CEP on site plan.*
7. *On the surface parking lot DSDP sheets, add a note that all lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of the El Paso City Code.*
  - a. *Addressed in revisions.*
8. *Parcel 3 (Lots 1-8, Block 79 Alexander Addition) shown on DSDP not referenced in application form. Please revise to include it.*
9. *The following properties are missing required documentation in the application packet:*
  - a. *1800 Oregon – missing metes and bounds*
  - b. *1801 Oregon – missing metes and bound and deed*
  - c. *1700 Oregon – missing metes and bounds and deed*
  - d. *1701 Oregon – missing deed*
  - e. *Lot 3 on Sheet 3 of the DSDP – missing deed*
  - f. *Copies of deeds can be found at El Paso County Records here: <http://www.epcounty.com/publicrecords/officialpublicrecords/OfficialPublicRecordSearch.aspx>*
10. *Separate comments will be sent (if any) for the parking study once it has been submitted and reviewed.*

## **Texas Department of Transportation**

*Please have requestor submit plans to TxDOT for review and approval as part of the development is abutting Mesa St*

## **Planning and Inspections Department – Plan Review & Landscaping Division**

1. *Based on staff report provided the application also includes the new facility plant as part of the special permit request. Please provide required landscape calculations*

## **Planning and Inspections Department – Land Development**

1. *Show existing drainage flow patterns on the detailed site plans. Clarify if harvesting rainwater into landscaped areas.*
2. *Provide a note with the current FEMA FIRM flood zone information.*
3. *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 storm-water 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**

*PD has no issues with this application.*

#### **Sun Metro**

*Sun Metro does not oppose this request.*

*Sun Metro's Mesa Brio, and Routes 10, 11, 14, and 15 provide service along the Oregon Street corridor. A bus stop is located abutting the property located at 1801 Oregon with a Brio station abutting the property located at 1800 Oregon.*

*El Paso Streetcar has an embedded track alignment along Oregon, with a streetcar stop abutting the surface parking lot south of 1801 Oregon. Overhead Contact System (OCS) poles and OCS wiring infrastructure are located abutting several parcels referenced on this request. There is a 10 feet Dynamic Safety Envelope clearance requirement from the centerline of the track alignment laterally and 10 vertically above the OCS wire, refer to the attached Dynamic Safety Envelope graphic. Coordination with Sun Metro Streetcar is required prior to the CPC hearing date, and throughout all phases of construction. Coordination with Sun Metro Planning is also required for the temporary relocation of Brio and fixed route bus stops.*

#### **El Paso Water Utilities**

##### **EPWU-PSB Comments**

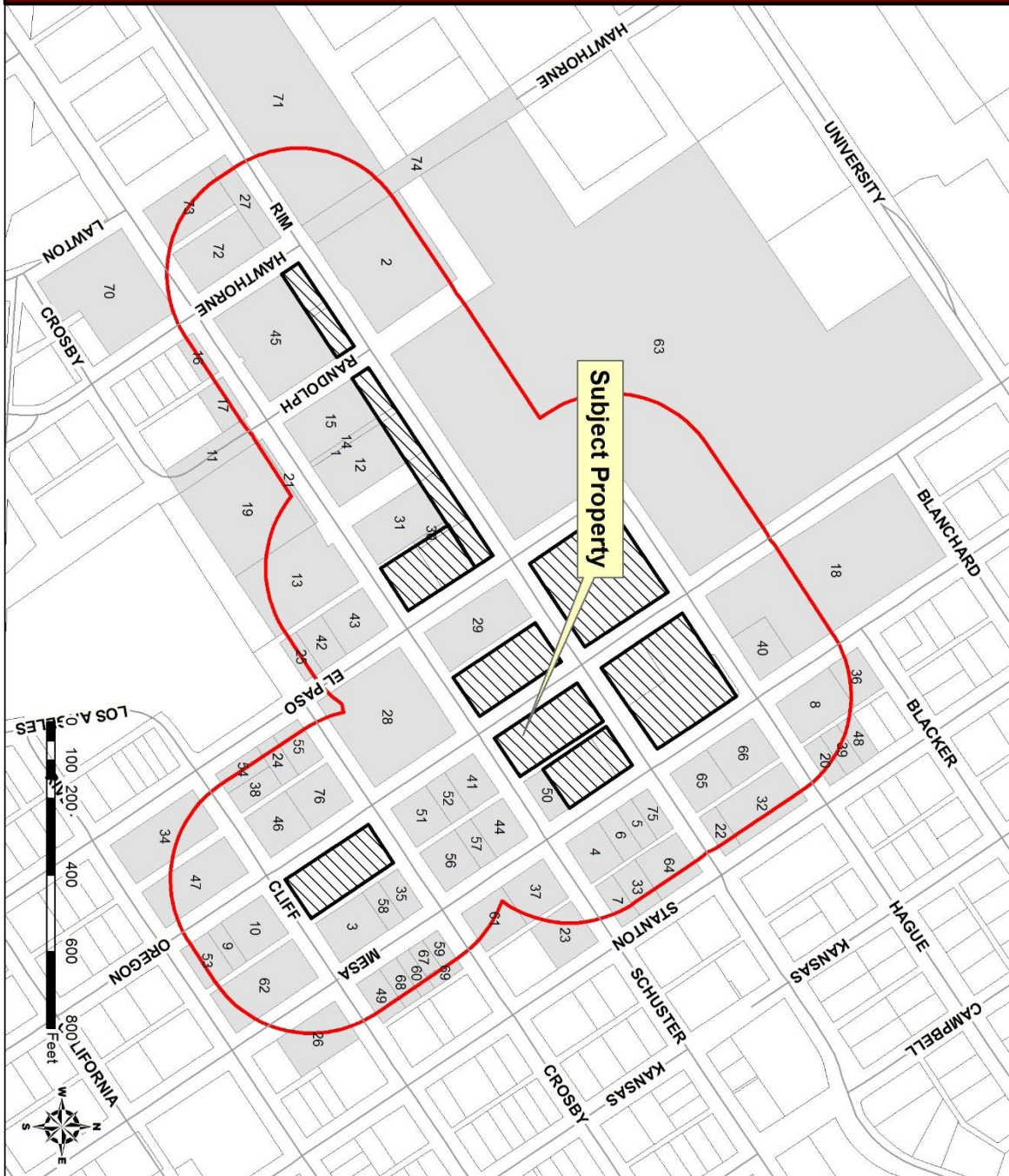
*No comments received. Comments will be forwarded at a later date if any are received after this document is sent.*

##### **Stormwater:**

*EPW-Stormwater Engineering reviewed the property described above and has no objections to the request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.*

# ATTACHMENT 5

PZST17-00013



Thanks!

## **ATTACHMENT 6**

**Katye Miller, EIT (TX, MS)**

**Kimley-Horn** | 11700 Katy Freeway, Suite 800, Houston, TX 77079

Direct: [713-510-9408](tel:713-510-9408) | Mobile: [228-596-2394](tel:228-596-2394) | [www.kimley-horn.com](http://www.kimley-horn.com)

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---

**From:** Miller, Katye

**Sent:** Wednesday, December 21, 2016 10:25 AM

**To:** [administrator@elpasocba.com](mailto:administrator@elpasocba.com)

**Subject:** Las Palmas Hospital Notice of Special Permit Applications

Hello!

I am emailing you as required by Section 2.102.090 of the City of El Paso Code of Ordinances. El Paso Healthcare Unlimited DBA Las Palmas Del Sol Healthcare (Las Palmas Hospital) is applying for a special permit for parking space reduction, helipad, and shared parking. The total reduction to parking is 11.6% of the required parking spaces. There is also a shared parking special permit that is being voided with the development that we are replacing with a new shared parking special permit. No new parking spaces are being proposed for the site.

1801 Oregon Street is the address for all improvements/permits. If you have any questions please feel free to contact myself or Ashley Frysinger. The contact information is below.

Thank you,

**Katye Miller, EIT**

----- ***We Have Moved!!*** -----

**As of December 12, 2016 we are in our new location:**

**Aaron Alvarado**

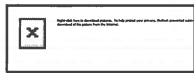
---

**From:** Gracie Cain <gracie@emajj.com>  
**Sent:** Monday, April 24, 2017 12:46 PM  
**To:** Miller, Katye  
**Subject:** Re: Las Palmas Hospital Notice of Special Permit Applications

Dear Katye, thank you very much for your update.

I have input information to our system.

Best regards



**Gracie Cain**  
**3501 Durazno Ave Suite A-B**  
**El Paso, TX 79905**  
**915-999-1781 Cell**  
**gracie@emajj.com**

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On Mon, Apr 24, 2017 at 12:31 PM, <[katye.miller@kimley-horn.com](mailto:katye.miller@kimley-horn.com)> wrote:

Hello!

I am emailing you as required by Section 2.102.090 of the City of El Paso Code of Ordinances. We have updated the Special Permit we are applying for below. We are no longer applying for a parking space reduction special permit. El Paso Healthcare Unlimited DBA Las Palmas Del Sol Healthcare (Las Palmas Hospital) is applying for a helipad and shared parking special permit. The address is the same as listed below. Please let us know if you have any questions.

**Our phone numbers are the same.**

**Kimley-Horn** | 11700 Katy Freeway, Suite 800, Houston, TX 77079  
Direct: [713-510-9408](tel:713-510-9408) | Mobile: [228-596-2394](tel:228-596-2394) | [www.kimley-horn.com](http://www.kimley-horn.com)

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# **ATTACHMENT 7**

No written comment from the public received.

# **ATTACHMENT 8**

Legal Descriptions, Addresses, and Zoning Information for Subject Properties:

## **Hospital Campus:**

- **Parcel 1:** 91 Alexander 1 to 15 & Closed Alley and adjacent street (1800 Oregon)
  - *Zoned S-D/c/sp (helistop) Proposed for current helistop.*
- **Parcel 2:** 90 Alexander 1 to 20 & Closed Alley (1801 Oregon)
  - *Zoned A-3/sc/sp (parking reduction)*
- **Parcel 3:** 91 Alexander 16 to 20 (101 Rim)
  - *Zoned S-D/sp (helistop)*
- **Parcel 5:** 77 Alexander 11 to 20 (1700 Oregon)
  - *Zoned S-D/c/sp (parking reduction)*
- **Parcel 6:** 77 Alexander 4 to 8 and N 18 Ft of 3 and S 2 ft of 9 (1707 Mesa & 120 Rim)
  - *Zoned 1707 Mesa: A-3/sp (parking reduction); 120 Rim: S-D/sp*

## **Surface Parking Lots**

- **Parcel 4:** 78 Alexander 1 to 10 (1701 Oregon)
  - *Zoned S-D/c/sp (parking reduction)*
- **Parcel 7:** 46 Alexander 11 to 20 (Null Oregon (SE corner of Oregon and Crosby))
  - *Zoned S-D/sc/sp (parking reduction)*
- **Parcels 8 & 10:** 79 Alexander 9 to 12 and 80 Alexander 9 to 12 and adjoining alley and a portion of vacated Los Angeles Street (SW corner of El Paso and Rim)
  - *Zoned S-D/sp (parking reduction)*
- **Parcel 9:** 81 Alexander 9 to 12 (SE corner of Randolph and Rim)
  - *Zoned S-D/sp (parking reduction)*
- **Parcel 11:** 79 Alexander 1 to 8 and a portion of adjoining alley. (1717 El Paso and 201 Schuster).
  - *Zoned A-3*

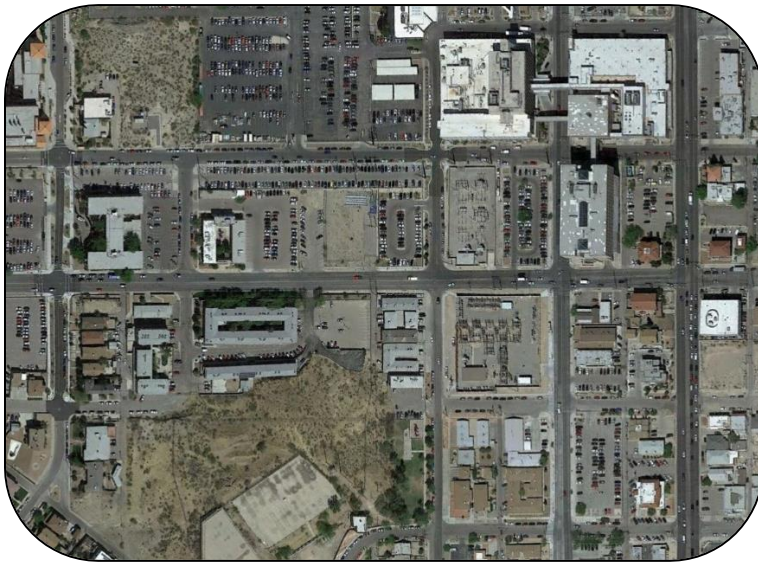
# **ATTACHMENT 9**

See Parking Study on Following Pages



## *Parking Study*

# **Las Palmas Medical Center Parking Study El Paso, Texas**



### **Prepared for:**

**Las Palmas Medical Center**

### **Prepared by:**

**Kimley-Horn and Associates, Inc.**  
Houston, Texas  
TBPE Firm No. F-928

## **December 2017**

# **Kimley»Horn**

*Parking Study*

**Las Palmas Medical Center  
Parking Study  
El Paso, Texas**

**Prepared for:  
Las Palmas Medical Center**



**Prepared by:**

**Kimley»Horn**

TBPE Firm No. F-928  
11700 Katy Freeway, Suite 800  
Houston, TX 77079  
281-597-9300

**December 2017**

K-H Project No. 069316704



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## Appendix

Excerpts from MuniCode of the City of El Paso, Texas

*Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070*

*Chapter 20, Appendix C*

## I. INTRODUCTION

### A. STUDY SCOPE AND OBJECTIVES

Kimley-Horn completed a review of the existing parking operations and future parking conditions at Las Palmas Medical Center (referred to in this report as Las Palmas) in El Paso, Texas. This study determines the existing parking demand of the medical center and includes recommendations to support the parking required in the future. The property currently has a Special Permit for shared parking under Ordinance No. 15618 through the City of El Paso. Building additional improvements requires that the terms stated in this ordinance be assessed to determine the future parking required and if adequate parking supply will be provided.

### B. SITE INFORMATION

Las Palmas Medical Center is bounded by El Paso Street, Hague Street, Mesa Street, and Schuster Avenue in El Paso, Texas. HCA has plans for a building expansion of the existing facilities. The existing Las Palmas Medical Center is approximately 440,298 square feet (SF) of hospital land use and provides comprehensive healthcare services.

The roadway network in the vicinity of the facility includes Schuster Avenue fronting the south side of the site and Mesa Street fronting the east side. Rim Road and Oregon Street provide access through the campus to the main buildings at Las Palmas Medical Center. A location map (aerial) of Las Palmas Medical Center is shown in **Figure 1**.

**Figure 1 – Site Location**

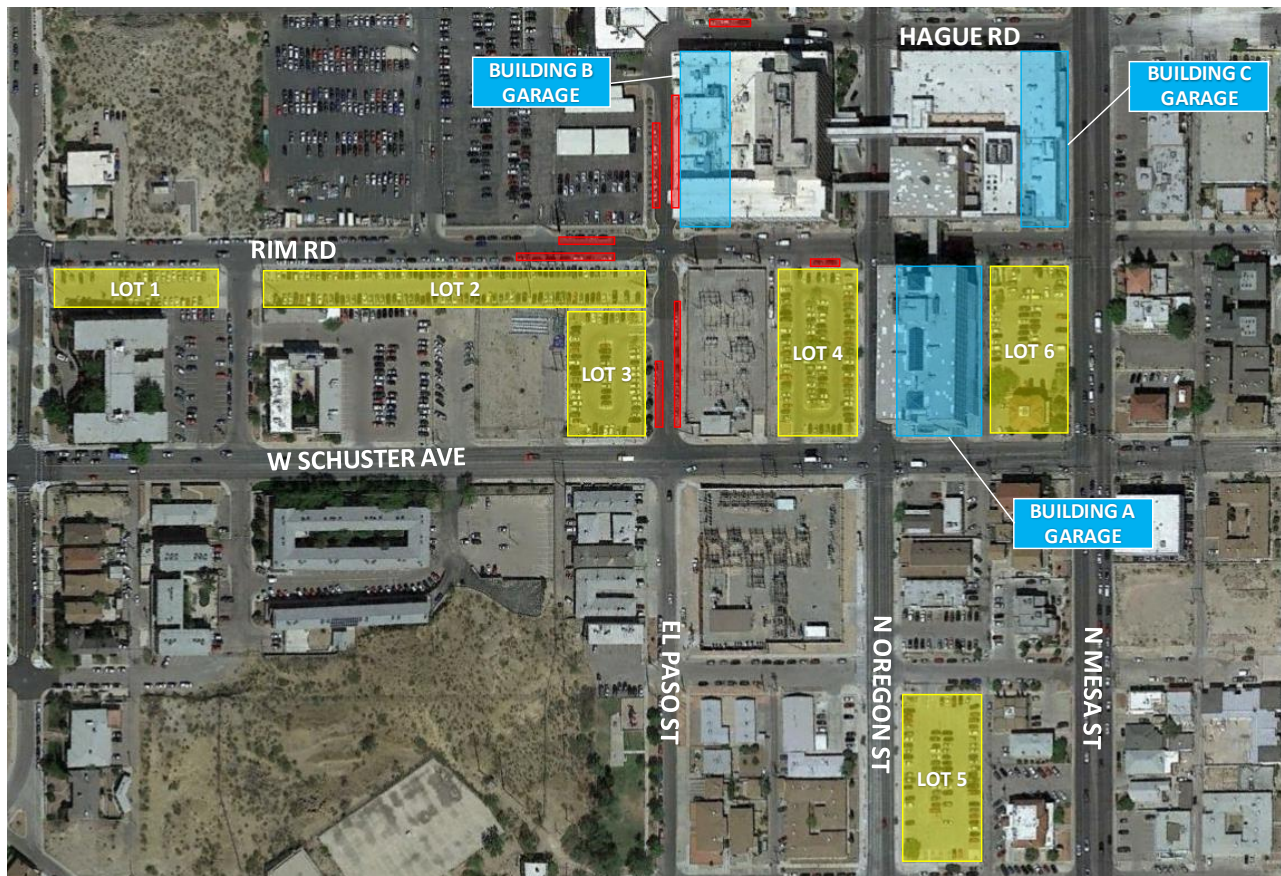




Las Palmas Medical Center existing off-street parking facilities include three parking garages and six surface lot parking throughout the campus with a total of 813 designated parking spaces as shown on **Figure 2**. Site plans of the existing garage parking layouts and surface lot parking facilities are shown in **Figure 3** and **Figure 4**, respectively.

There are currently 43 on-street parking spaces (15 open/free and 28 metered) that are located within 300 feet of the Las Palmas buildings. The areas of these spaces are shown in red on **Figure 2**. The open/free on-street parking is located on Rim Road north of *Lot 2* west of El Paso Street. Metered parking spaces were located on Hague Road (between El Paso and Oregon), El Paso Street (between Rim and Schuster), and Rim (between El Paso and Oregon).

**Figure 2 – Parking Location Map**



## C. PARKING LOT DESCRIPTIONS

This report references several surface lots and parking garages used by Las Palmas Medical Center. These garages and parking lots have various descriptions used previously for discussions with the City of El Paso. For simplicity, this report is consistent with the naming convention shown in **Figure 2**. **Table 1** provides brief descriptions, used previously, to identify each parking area. This table is provided for information purposes only. Refer to **Figure 2** for parking area naming convention used in this report.

**Table 1 – Surface Parking Inventory Supply**

Parking Area	Description
Surface Lot 1	Randolph at Rim Surface Parking (Leased)
Surface Lot 2	El Paso at Rim Surface Lot (Leased)
Surface Lot 3	El Paso and Schuster Parking
Surface Lot 4	Surface Lot "A" Oregon at Rim
Surface Lot 5	Crosby Park Surface
Surface Lot 6	Surface Lot "B" Mesa at Rim
Surface Lot 7	LifeCare Center Parking
Building A Parking Garage	Oregon Building Garage
Building B Parking Garage	Hospital Garage
Building C Parking Garage	ED ICU Parking

## D. CITY PARKING REQUIREMENTS

Per the City of El Paso Code of Ordinances (*Chapter 20, Appendix C*), the City requires that hospital facilities meet the following parking requirements:

- One space per 576 square feet of Hospital GFA (gross floor area)

The existing facility totals 440,298 square feet GFA. Based on the current code, the City of El Paso requires 764 parking spaces for the existing development. Existing parking supply exceeds the City of El Paso requirements.

An excerpt of the City of El Paso Code related to parking requirements is provided in the **Appendix**.

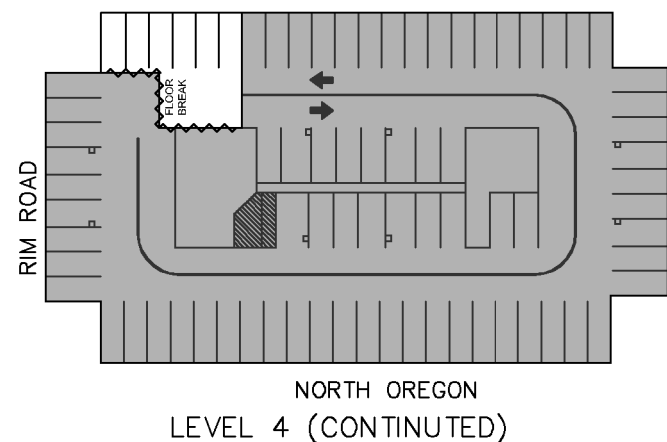
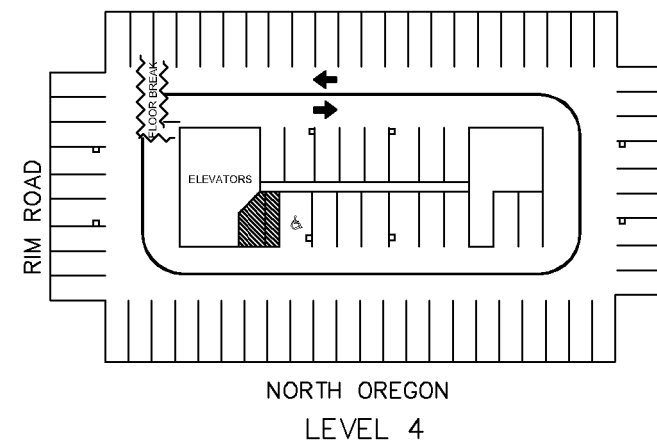
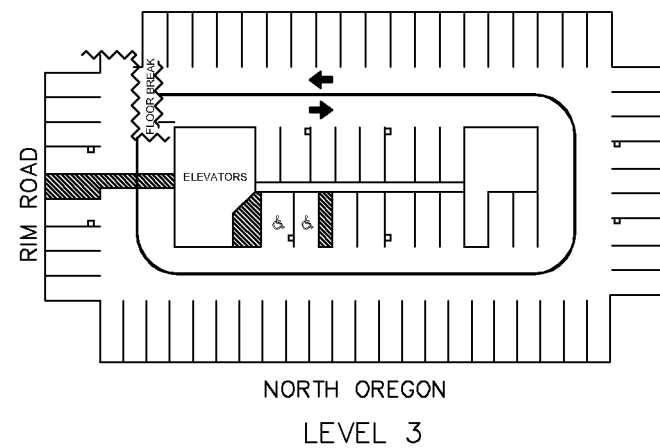
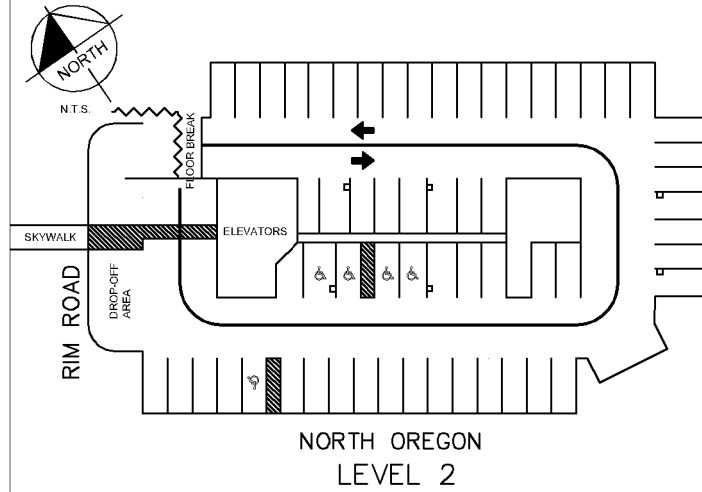
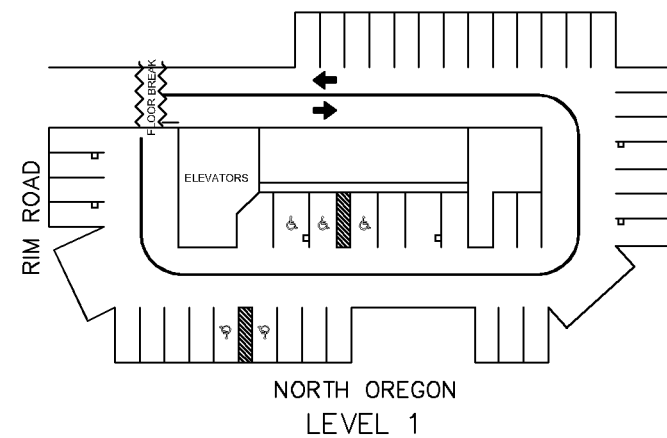
## E. FUTURE HOSPITAL EXPANSION

Planned improvements at Las Palmas Medical Center would increase the overall building size by 96,402 for a total of 536,700 square feet GFA. Based on the current code, the City of El Paso requires 932 parking spaces for the development including the proposed building improvements.

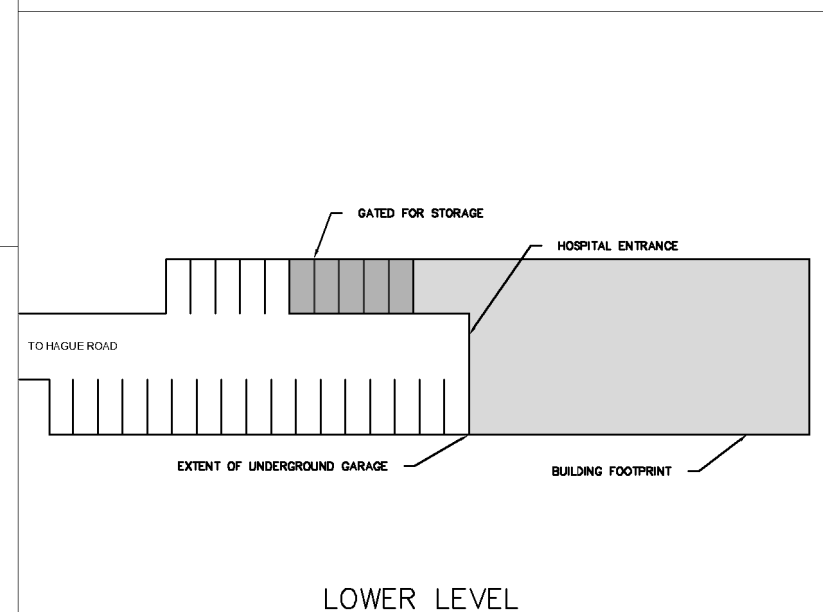
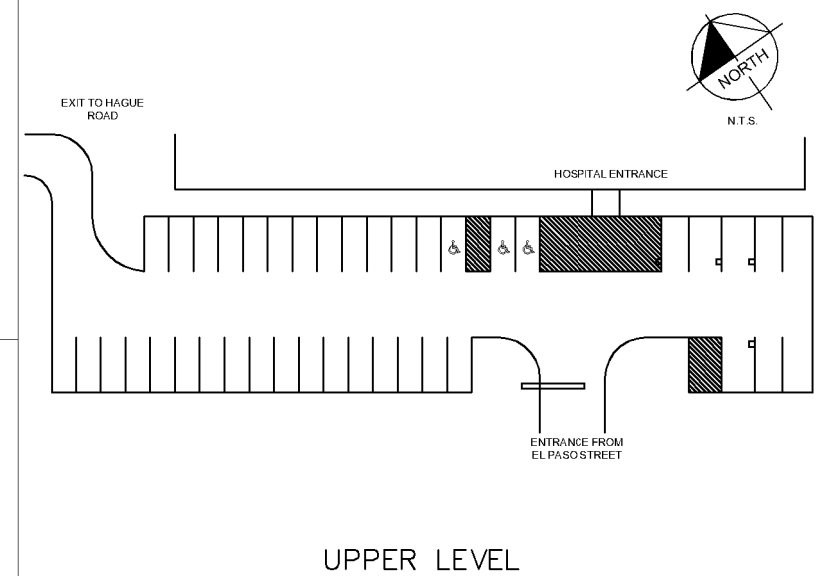
The proposed improvements will have minor impacts on the existing parking and will result in the loss of 20 parking spaces in *Lot 6*.



BUILDING A



BUILDING B



BUILDING C

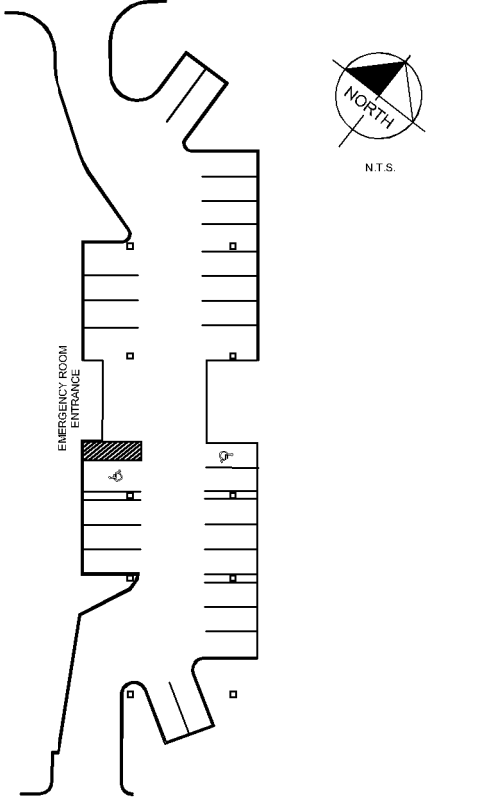
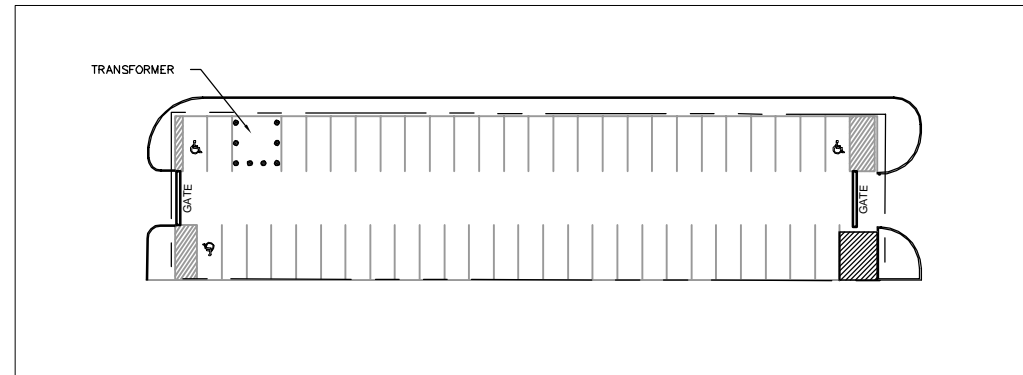


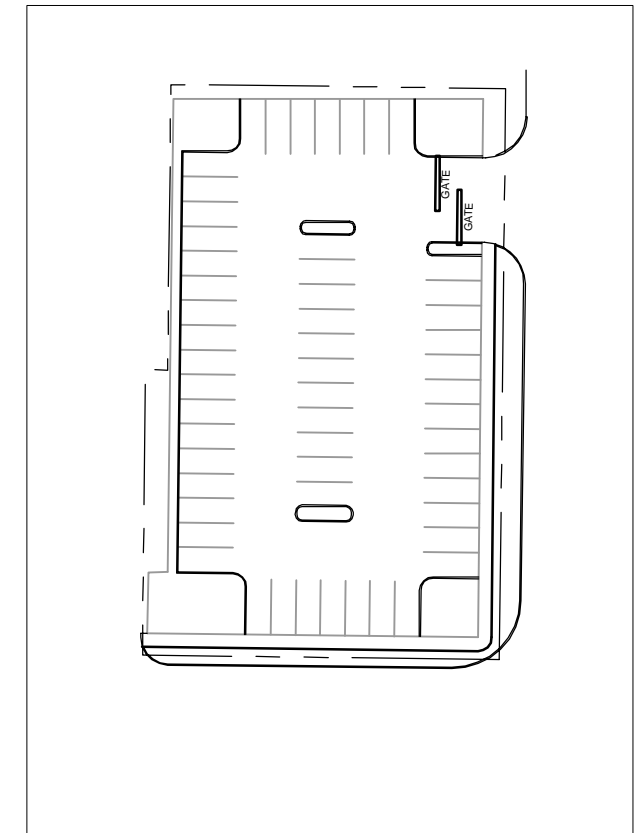
FIGURE 3  
EXISTING PARKING LAYOUT  
LAS PALMAS MEDICAL CENTER  
GARAGE PARKING



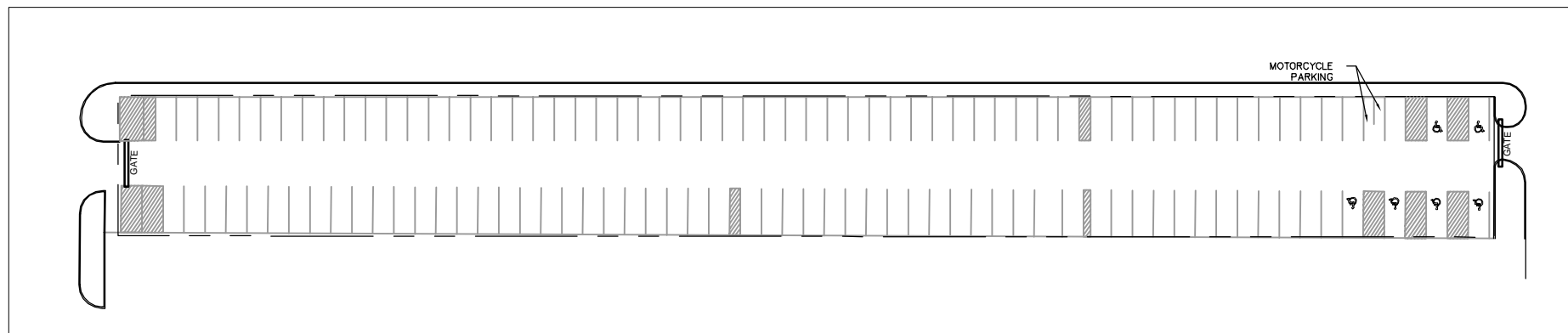
LOT 1



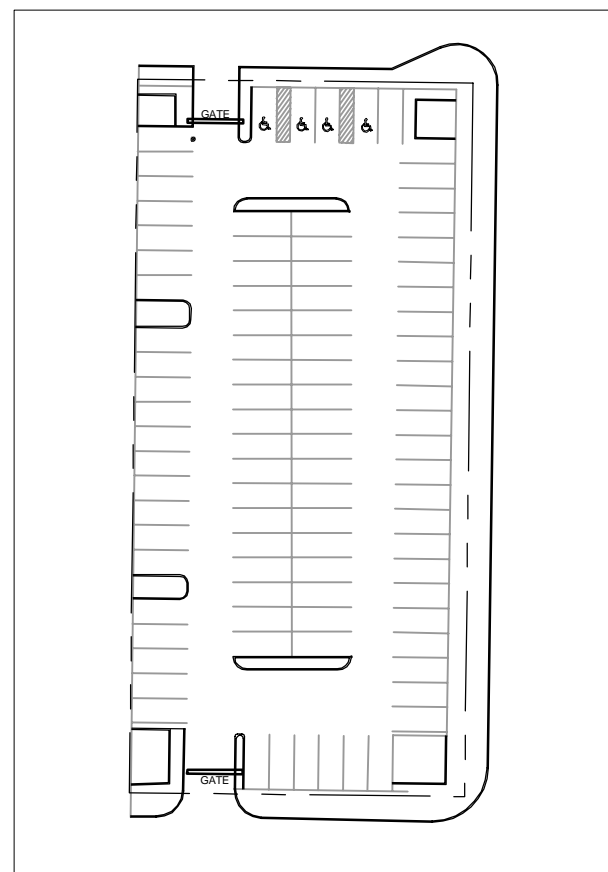
LOT 3



LOT 2



LOT 4



LOT 5

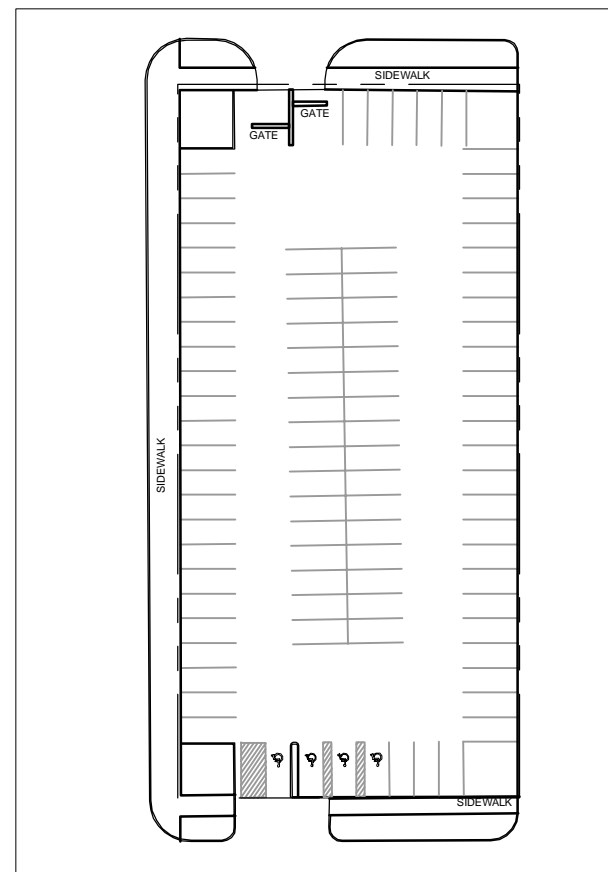


FIGURE 4  
EXISTING PARKING LAYOUT  
LAS PALMAS MEDICAL CENTER  
SURFACE PARKING LOTS

## II. EXISTING PARKING ANALYSIS

### A. METHODOLOGY

As part of the study, Kimley-Horn determined the existing parking supply inventory, completed an hourly parking occupancy survey, and assessed the existing parking adequacy at the site. The parking space inventory provided the parking supply capacity available at Las Palmas. Hourly occupancy data was compared to the parking supply capacity to determine percent occupancy by hour and by parking space type. Quantitative demand and field observations were used to determine if the existing parking supply is adequate to meet parking demand.

### B. PARKING SUPPLY INVENTORY

Existing parking areas at Las Palmas are allocated by parking type (garage, surface, and on-street) and user type. For purposes of completing the inventory of existing parking supply, parking spaces were grouped into the following parking user categories: public, staff, or special care/reserved parking. Most reserved staff parking is located in the surface lots along the west side of the property and public parking is located in the central parking garage and two surface lots south of the site.

Due to construction, parking supply varies between existing conditions and conditions at the time data was collected. Parking supply was impacted at *Building B Parking Garage* as some space was utilized for storage. Parking supply was impacted at *Building C Parking Garage* due to construction and closure of the north entrance from Hague Road. **Table 2** shows the parking supply available by parking type and user type for existing conditions and during construction.

**Table 2 – Surface Parking Inventory Supply**

Parking Type	User Type	Parking Area	Existing	During Construction
Garage	Public	Building A - Level 1	46	46
	Public	Building A - Level 2	60	60
	Public	Building A - Level 3	75	75
	Public	Building A - Level 4	86	86
	Staff	Building B - Lower Level	7	7
	Staff	Building B - Upper Level	40	40
	Special	Building C - ER Parking	28	23
Surface	Staff	Surface Lot 1	51	51
	Staff	Surface Lot 2	119	119
	Staff	Surface Lot 3	55	55
	Public	Surface Lot 4	92	92
	Public	Surface Lot 5	92	92
	Special	Surface Lot 6	62	0
<b>Off-street Parking Total</b>			<b>813</b>	<b>746</b>
On-Street	Public	Street Metered Parking	28	28
	Public	Street Unmetered Parking	15	15
<b>On-street Parking Total</b>			<b>43</b>	<b>43</b>

### C. PARKING OCCUPANCY SURVEYS

Parking occupancy data was collected in the garage and surface lots over a twelve-hour period, between 7:00 am and 7:00 pm on Thursday, November 16, 2017. Each hour, the field crew noted if each parking space was vacant or occupied. **Table 3** shows the hourly data for the occupied surface parking spaces by parking type and user type.

**Table 3 – Parking Demand By Hour**

Parking Type	Garage			Surface		On-Street
User Type	Public	Staff	Special	Public	Staff	Public
<b>Parking Supply</b>	267	47	23	184	225	43
<b>7:00 am</b>	76	29	12	114	194	26
<b>8:00 am</b>	136	34	20	142	205	36
<b>9:00 am</b>	236	36	22	146	208	41
<b>10:00 am</b>	242	39	24	152	214	38
<b>11:00 am</b>	238	37	25	153	214	41
<b>12:00 pm</b>	164	33	28	143	208	40
<b>1:00 pm</b>	179	34	25	150	206	41
<b>2:00 pm</b>	178	28	27	150	203	41
<b>3:00 pm</b>	141	31	25	109	174	35
<b>4:00 pm</b>	92	26	19	92	157	31
<b>5:00 pm</b>	72	22	26	71	123	18
<b>6:00 pm</b>	64	17	20	82	124	19

**Table 4** presents the hourly occupancy percentages by parking type and user type. The occupancy is shown as a percent of parking supply available during construction. The values in this table include emergency care visitors parked in non-designated areas of the *Building C Parking Garage* as additional demand which exceeds the current parking supply of this garage.

**Table 4 – Parking Occupancy Percentages by Hour**

Parking Type	Garage			Surface		On-Street
User Type	Public	Staff	Special	Public	Staff	Public
Parking Supply	267	47	23	184	225	43
7:00 am	28%	62%	52%	62%	86%	60%
8:00 am	51%	72%	87%	77%	91%	84%
9:00 am	88%	77%	96%	79%	92%	95%
10:00 am	91%	83%	104%	83%	95%	88%
11:00 am	89%	79%	109%	83%	95%	95%
12:00 pm	61%	70%	122%	78%	92%	93%
1:00 pm	67%	72%	109%	82%	92%	95%
2:00 pm	67%	60%	117%	82%	90%	95%
3:00 pm	53%	66%	109%	59%	77%	81%
4:00 pm	34%	55%	83%	50%	70%	72%
5:00 pm	27%	47%	113%	39%	55%	42%
6:00 pm	24%	36%	87%	45%	55%	44%

#### D. PARKING ADEQUACY

Per the parking supply inventory, the total number of existing off-street parking spaces was determined to be 813 spaces (746 spaces during time of data collection due to construction). The total number of off-street parking spaces for existing conditions currently required by the City of El Paso is 764 parking spaces based on 440,298 square feet of hospital. This is using the most current code requirement of 1 space per 576 square feet. The existing site provides a surplus of 49 parking spaces. The current parking adequacy is shown in **Table 5**.

**Table 5 – Current Parking Adequacy (2017)**

Parking Type	Existing Parking Supply	Construction Parking Supply	Observed Occupancy at Peak Hour (10:00am)	Functional Parking Surplus/(Deficit) during Construction	Existing Required Parking* Surplus/(Deficit)
Garage	342	337	305	32	
Surface	471	409	367	42	
<b>Total</b>	<b>813</b>	<b>746</b>	<b>672</b>	<b>74</b>	<b>49</b>
*764 spaces are required per City of El Paso guidelines.					



### III. FUTURE PARKING ANALYSIS

#### A. FUTURE PARKING IMPROVEMENTS

As discussed previously, *Lot 6* will be reconfigured and have an reduction in parking supply of 20 spaces. A schematic of the proposed *Lot 6* configuration is shown in **Figure 5**. Planned improvements at Las Palmas will include additional parking in the LifeCare Center parking lot (*Lot 7*) which will provide an additional parking supply of 247 spaces in the future condition for use by Las Palmas staff. Shuttle service will be provided to/from *Lot 7* to the main Las Palmas campus for staff using this lot. An aerial schematic of the existing LifeCare Center parking lot is shown in **Figure 6**.

#### B. FUTURE PARKING ADEQUACY

Planned improvements at Las Palmas will modify the total number of vehicle parking spaces for future conditions currently required by the City of El Paso is 932 parking spaces based on 536,700 square feet of hospital. The future site provides 227 additional parking spaces. The future parking adequacy is shown in **Table 6**.

**Table 6 – Future Parking Adequacy**

Parking Type	User Type	Parking Area	Existing	Future	Required Parking* Surplus/(Deficit)
Garage	Public	Building A - Level 1	46	46	
	Public	Building A - Level 2	60	60	
	Public	Building A - Level 3	75	75	
	Public	Building A - Level 4	86	86	
	Staff	Building B - Lower Level †	7	7	
	Staff	Building B - Upper Level	40	40	
	Special	Building C - ER Parking	28	28	
Surface	Staff	Surface Lot 1	51	51	
	Staff	Surface Lot 2	119	119	
	Staff	Surface Lot 3	55	55	
	Public	Surface Lot 4	92	92	
	Public	Surface Lot 5	92	92	
	Special	Surface Lot 6	62	42	
	Staff	Surface Lot 7	-	247	
Off-street Parking Total			813	1,040	108
On-Street	Public	Street Metered Parking	28	28	
	Public	Street Unmetered Parking	15	15	
On-street Parking Total			43	43	
* 932 spaces are required per City of El Paso guidelines.					
† Values for Building B Lower Level Garage represents existing parking supply.					
Additional parking supply can be provided if parking spaces used for storage/deliveries is clear.					

Figure 5 – Proposed Lot 6 Schematic Parking Layout

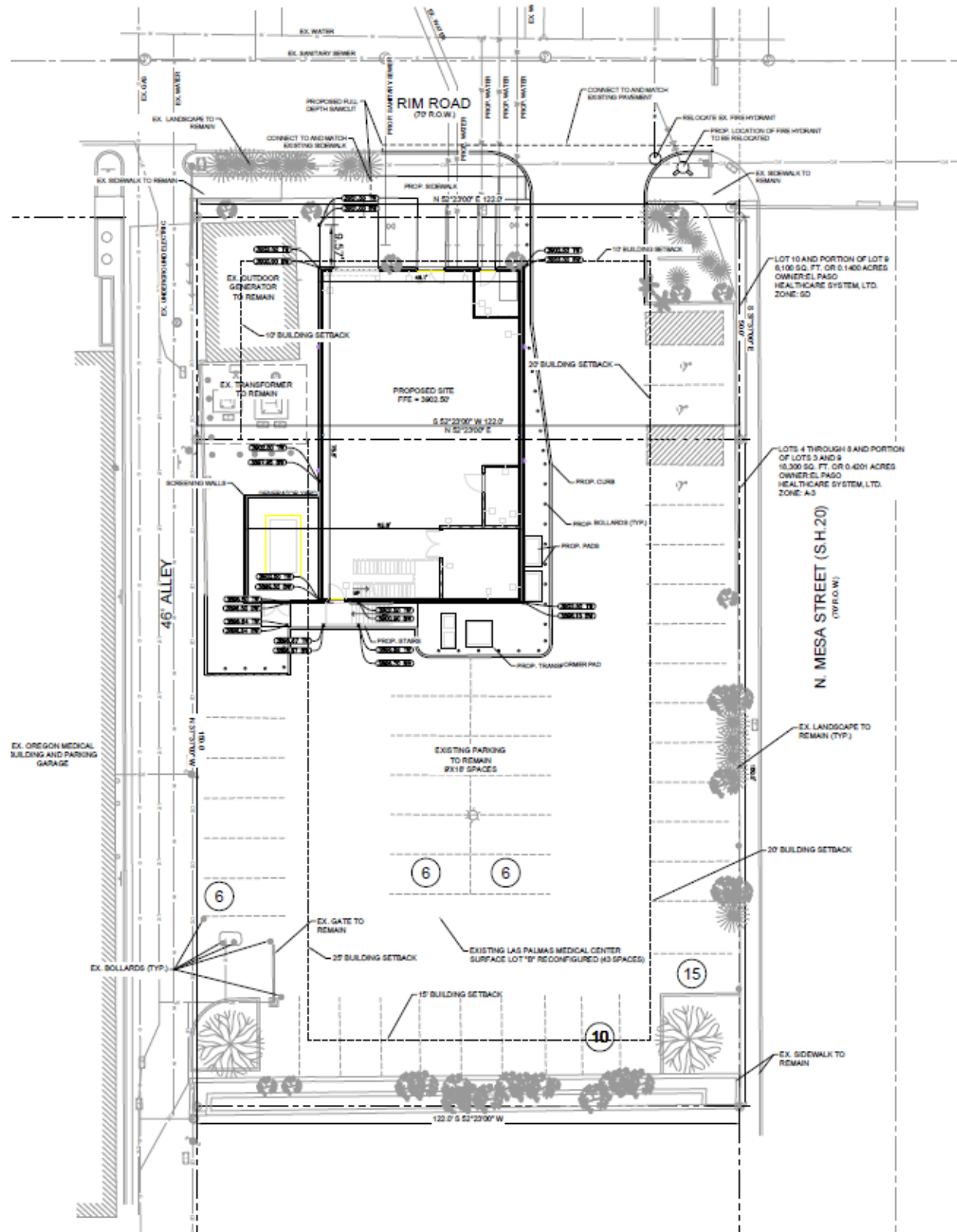


Figure 6 – Existing Lot 7 (LifeCare Center) Parking Layout



#### **IV. CONCLUSIONS AND RECOMMENDATIONS**

Based on field observations and parking occupancy survey, the existing parking supply is sufficient to handle the existing parking demand. Existing parking spaces provided meets the required spaces based on the current City of El Paso parking requirements outlined in the Code of Ordinances.

The proposed hospital expansion will require additional parking supply to meet the required spaces as there would be a parking deficit of 119 spaces based on the existing (non-construction) supply. The future off-street parking supply (1,040 spaces) planned by Las Palmas Medical Center provides a surplus of 108 spaces compared to the required spaces (932 spaces) with the mitigated shuttle service to and from the LifeCare Center parking lot (*Lot 7*). No additional parking mitigation is recommended at this time.

While not included as part of the off-street supply to meet the required spaces, on-street parking located within 300 feet of the Las Palmas Medical Center provides additional capacity for staff and visitors of the facilities.

## APPENDIX



## **Excerpts from MuniCode of the City of El Paso, Texas**

*Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070*

*Chapter 20, Appendix C*

# EL PASO, TEXAS - MUNICIPAL CODE

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**A Codification of the General Ordinances of  
El Paso, Texas**

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**Beginning with Supp. No. 73,  
Supplemented by Municipal Code Corporation**

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**Municipal Code Corporation | P.O. Box 2235 Tallahassee, FL 32316  
info@municode.com | 800.262.2633  
www.municode.com**

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## ***Chapter 20, Sections 20.14.050, 20.14.060, 20.14.070***

### **20.14.050 - Parking requirements and standards.**

- A. Parking. Table of Parking Requirements and Standards, subsection C. of this title establishes the minimum and maximum number of motor vehicle parking spaces unless otherwise stated, and minimum bicycle parking spaces required for the uses indicated. The city manager or designee shall be authorized to interpret and establish the minimum and maximum parking regulations for uses not shown in the Table of Parking Requirements and Standards, subsection C.
- B. Method of computation. Calculations to compute the maximum number of required parking spaces shall be based upon the following formulae:
  - 1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.
  - 2. For new building(s) or development with more than one use, the parking maximum shall be determined by the sum of the number of parking spaces allowed for each individual use computed separately. A shared parking arrangement may be approved for a mixed use building, shopping center, or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.
  - 3. For new building(s) or development with both permitted uses and accessory uses, the parking maximum shall be determined by the sum of the maximum number of parking spaces allowed for each individual use, permitted or accessory, computed separately. A shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of

simultaneous permitted uses that results in the largest number of off-street parking spaces required.

4. Parking maximums for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking maximum for the existing building or facility prior to the expansion. In the event the existing parking provided for the existing building or facility is nonconforming with the requirements of this chapter, refer to Chapter 20.22 (Nonconforming Situations).
  5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.
  6. Where the parking calculation is determined by the gross floor area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.
  7. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.
  8. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.
  9. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.
  10. Up to five percent of the minimum required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of seventy-five inches by thirty inches each exclusive of access aisles.
- C. Table of Parking Requirements and Standards. The parking standards and requirements are established in the Parking Requirements and Standards Table, located in Appendix C, adopted in its entirety and incorporated herein by reference, and unless otherwise provided for herein, all parking shall comply with the parking table.
- D. Off-street parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. The boundaries of Improvement District No. 3 shall also include all property designated under the Downtown 2015 Plan.
- E. Excess parking. Excess parking shall be subject to the following requirement:
1. In addition to the landscape requirements of Title 18.46 (Landscape), one tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street.

(Ord. 16761 § 1 (part) Exh. B, 2007; Ord. 16653 § 2 (part), 2007)

(Ord. No. 17262, § 1, 1-5-2010; Ord. No. 17442, § 33, 10-26-2010; Ord. No. 17560, § 2, 5-17-2011)

20.14.060 - Shared parking.

- A. Submission of request. Whenever a shared parking arrangement is proposed to comply with the requirements of this chapter, the shared parking arrangement shall be subject to the prior approval of the city manager or designee and shall not require a special permit for off-site, off-street parking. To obtain approval of a shared parking arrangement, the owner or operator of the property on which the parking need is generated shall submit an application containing the following information to the city manager or designee. The fee for processing the application shall be as set by city council resolution.
  - 1. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the property generating the parking need, the number of parking spaces provided, and the hours of operation of the use(s).
  - 2. The maximum number of parking spaces, in accordance with this chapter, for the use(s) at the shared parking property, the number of parking spaces provided, and the hours of operation of the use(s).
- B. Conditions for approval. A shared parking arrangement shall be approved only when the arrangement meets all of the following conditions:
  - 1. The parking arrangement complies with this chapter;
  - 2. The owner or operator demonstrates that the use(s) of the property generating the parking need and the use(s) of the shared parking property are non-simultaneous or that the proposed shared parking spaces are in excess of the parking required for the use(s) of the shared parking property, or a combination of each option;
  - 3. The shared parking property is within three hundred feet of the property generating the parking need and the access is provided between the two properties;
  - 4. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties; and
  - 5. The required information has been satisfactorily submitted.
- C. Modification of arrangement. A modification of a shared parking arrangement shall be subject to the same standards for review and approval by the city manager or designee as the original arrangement.
- D. Termination of arrangement. The termination of a shared parking arrangement agreement may, after written notice to the owner or operator, result in the revocation of the certificate of occupancy for the building or facility of the property generating the parking need and which does not meet the minimum parking regulations, in addition to other penalties as described in this title.
- E. Sharing with city owned property. A shared parking arrangement in which the city is the owner of the shared parking property shall be permitted provided the owner complies with all of the requirements of this section, and additionally obtains a lease from the city for such use of city property.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17442, § 34, 10-26-2010; Ord. No. 17560, § 3, 5-17-2011)

#### 20.14.070 - Parking reductions.

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.050 C., if a special permit is approved by city council, as provided in this section:

- A. Existing development. 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). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;
  2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;
  3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and
  4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.
- B. New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:
1. That the structure(s) is located within one of the following redevelopment areas: the downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the city plan commission and approved by the city council;
  2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and
  3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.
- C. Parking Reduction Application Procedures. An applicant requesting consideration of a parking reduction shall comply with all of the following:
1. A special permit application for an off-street parking reduction shall not be construed as an automatic approval by the city and shall require the review and approval of the city council as set forth herein;
  2. The applicant shall submit adequate documentation to ensure compliance with the provisions of this section. City council shall make the final determination following a recommendation of the city plan commission and may impose conditions and safeguards necessary to protect the public welfare and to conserve and protect property;
  3. A completed special permit application for an off-street parking reduction shall be submitted to the planning official, and shall be accompanied with all of the following:
    - a. One copy of a completed application signed by the property owner(s), and
    - b. Eight copies of a detailed site plan of the subject property and all properties within three hundred feet adjoining the subject property, drawn to scale and showing the following:
      - i. Legal description,
      - ii. Property lines with dimensions,
      - iii. Location and arrangement of existing and proposed structures,



- iv. Location and arrangement of existing and proposed off-street parking areas,
- v. Location and arrangement of existing and proposed on-street parking areas within a three hundred radius from the perimeter of the lot of the facility requesting the reduction,
- vi. Calculation of the number of minimum off-street parking spaces for the existing and proposed use(s) of the property.
- vii. Off-street loading and unloading berths, where applicable,
- viii. Off-street parking spaces and driveways not subject to reduction, if applicable,
- ix. Streets abutting the property, including the location and dimensions of sidewalks, and
- x. Areas within the property where landscaping is provided, if any,
- c. One copy of a parking reduction impact study or of the letter from the city engineer waiving the parking reduction impact study, and
- d. One copy of a letter from the Director of Sun Metro indicating that the main entrance to the property is within one thousand feet of a mass transit system route,
- e. One copy of a proof of ownership document, and
- f. One copy of a current tax certificate sealed and having the signature of the city tax assessor/collector, for each parcel of property described in the application for an off-street parking reduction;
- 4. An off-street parking reduction granted pursuant to this section shall be particular to the use for which it was granted. A change in use that results in a change of parking requirements or hours of operation shall automatically terminate the off-street parking reduction;
- 5. Structure(s) for which an off-street parking reduction has been granted shall be in accordance with all other applicable codes;
- 6. An application for an off-street parking reduction shall demonstrate that all of the following circumstances apply:
  - a. That a reduction in the off-street parking requirement will not result in the unreasonable parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets, as demonstrated by findings of a parking reduction impact study where required by the city engineer. A parking reduction impact study, where required, shall be prepared in accordance with the standards required by the city engineer,
  - b. That a reduction in the off-street parking requirement will not create a safety hazard or other condition inconsistent with the objectives of this title,
  - c. That the property where the proposed use is to be located has sidewalks and the main entrance is within one thousand feet of a mass transit system route, as determined by the director of Sun Metro, and
  - d. That off-street parking not subject to a reduction shall comply with all other city ordinances governing off-street parking, including accessibility for the disabled.

D. Administrative parking reductions.

- 1. The zoning administrator may approve up to a ten percent parking reduction below the minimum required for a use involving an existing building(s) or structure(s) for applicants meeting the requirements specified in this section. The zoning administrator must be satisfied that the approval of a reduction will substantially serve the public convenience and welfare and will not substantially injure the neighboring property.

2. An applicant requesting a reduction under this section must submit a written application and shall satisfactorily demonstrate compliance with all of the following conditions:
  - a. That the required minimum number of off-street parking spaces cannot be reasonably accommodated on the property involved; and
  - b. That the request for the reduction is due to a change in use; and,
  - c. That the reduction of the required minimum parking spaces is for an existing building(s) or structure(s); and
  - d. That the reduction of the required minimum parking spaces is not for a new structure(s) or building(s) or due to the expansion of an existing structure(s) or building(s); and
  - e. That the applicant provides letters from the abutting property owners stating that the abutting property owners do not object to the parking reduction;
3. As part of the review process, the traffic engineer shall review the request to determine the impact on the surrounding properties and shall recommend approval or denial of the request. If the city traffic engineer recommends denial, the applicant shall be provided with the reasons for denial.
4. Upon a recommendation for approval from the city traffic engineer, the zoning administrator shall determine if all other provisions of this section have been satisfied and approve or deny the request for a parking reduction. If necessary to reduce the impact to neighboring property, the zoning administrator may impose additional requirements, such as landscaping or screening, as a condition of approval.
5. If the zoning administrator denies the request, the property owner may appeal the decision to the zoning board of adjustment.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17261, § 1, 1-5-2010; Ord. No. 17442, § 35, 10-26-2010; Ord. No. 17560, §§ 4—9, 5-17-2011)

## Chapter 20, Appendix C

### Appendix C - TABLE OF PARKING REQUIREMENTS AND STANDARDS

PARKING TABLE	Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require $200/500 = 0.4$ or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require $250/500 = 0.5$ or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require $24,400/500 = 48.8$ or 49 parking space.
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### Use Description

1.00	Agricultural & Related Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
1.01	Animal cemetery	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.03	Animal kennel	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.04	Animal pound	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.05	Animal training facility (school)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.06	Barn	None	None	None	None	Allowed	2G
1.07	Composting facility	1/720 sf GFA	1/500 sf GFA	None	None	Allowed	2G
1.08	Dude ranch	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.09	Farm (>5 acres)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G

1.11	Feed yard	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2880 sf GFA of buildings	1/2000 sf GFA of buildings	None	None	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.14	Livestock auction	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.15	Livestock grazing	None	None	None	None	Allowed	2G
1.16	Nursery (industrial-scale)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	None	Allowed	2G
1.18	Poultry hatchery	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.19	Produce stand	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.21	Raising (small or large animals)	1/475 sf GFA	1/300 sf GFA	None	None	Allowed	2G
1.22	Riding academy	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.23	Stable (including breeding)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.24	Veterinary treatment	1/576 sf GFA	1/400 sf GFA	3	None	Allowed	2G

	center (large animals)			SPACES			
1.25	Veterinary treatment center (small animals)	1/576 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	2G

2.00	Commercial Storage & Processing	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
2.01	Automobile wrecking yard	1/576 sf GFA	1/400 sf GFA	None	1/acre; max 10	Allowed	2C
2.02	Bottling works	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	1/acre; max 10	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	One	Allowed	2C
2.06	Explosives (storage)	1/1440 sf GFA	1/1000 sf GFA	None	One	Allowed	2C
2.07	Food Storage Locker	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	None	Allowed	2C
2.08	Warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between	NOTE 3	1/100,000 sf; min 1	Allowed	2C



		buildings)	buildings)				
2.09	Liquified petroleum gas (storage & dispensing)	1/1440 sf GFA	1/1000 sf GFA	None	Two	Allowed	2C
2.12	Moving & storage facility	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.13	Office warehouse	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1440 sf GFA	1/1000 sf GFA	None	1/acre; max 10	Allowed	2C
2.15	Self storage warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/7200 sf GFA warehouse plus 1/7200 sf outdoor storage	1/5000 sf GFA warehouse plus 1/5000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	2C

3.00	Educational, Institutional & Social	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Require	Note

						<b>d</b>	<b>s</b>
3.01	Adult day care center	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.02	Art gallery	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	2A, B
3.03	Child care facility, Type 3	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.04	Child care facility, Type 4	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.05	Child care facility, Type 5	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.07	Child care facility, Type 7	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.09	Church/Mosque	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.10	Community center	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.11	Convent	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.12	Correctional facility	NOTE 1	NOTE 1	None	NOTE 1	Not Allowed	2A, B
3.125[1]	Halfway house	NOTE 1	NOTE 1	None	None	Not Allowed	2A, B
3.125[2]	Emergency shelter	None	None	None	None	Allowed	2H

3.1265	Homeless shelter	NOTE 1	NOTE 1	None	None	None	2A,B
3.13	Library	1/475 sf GFA	1/300 sf GFA	NOTE 3	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA =	Allowed	2A, B
3.14	Lodge	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2A, B
3.15	Monastery	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.16	Museum	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2A, B
3.17	Orphanage, shelter	NOTE 1	NOTE 1	NOTE 3	None	Not Allowed	2A, B
3.175	Reserved.						
3.18	Penal facility	NOTE 1	NOTE 1	None	Two	Not Allowed	2A, B
3.19	School, public, & private or parochial	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	2A, B
3.20	School, public, private or parochial (Pre-K through 8)	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	2A, B
3.21	School, Trade	1/475 sf GFA	1/300 sf GFA	NOTE	None	Allowed	2A, B

				3			
3.22	School, vocational B77	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.23	Social, fraternal club	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.24	Synagogue	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.25	Temple	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.26	Union hall	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.27	University, college	Dorms = 1/4 residents; Gyms = 1/576 sf GFA; Admin/Offices = 1/475 sf GFA; Classroom Facilities = 1/720 sf GFA	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50,000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	2A, B
3.28	Youth organization (with/without living facility)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2A, B

<b>4.00</b>	<b>Office &amp; Research Services</b>	<b>Automobile &amp; Light Truck</b>	<b>Bicycle</b>	<b>Heavy Truck</b>	<b>Gravel Screen Parking</b>
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		Minimum	Maximum		Trailer	Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A, B
4.02	Bank	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.03	Courier & message service	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.035	Credit access business	1/288 GFA	1/200 GFA	NOTE 3	None	Not Allowed	2A, B
4.04	Credit union	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.05	Data processing center	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.06	Employment agency	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.07	Financial institution	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.08	Office, administrative/manager's	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.09	Office, business	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.10	Office, medical	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A, B

4.11	Office, professional	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.12	Radio broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.13	Research Laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.14	School, arts & crafts	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A, B
4.15	Studio, dance	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.16	Studio, music	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.17	Studio, photography	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.18	Telemarketing agency	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.19	Television broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B

5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
5.01	Minimal food manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.02	Animal slaughter & processing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C



5.03	Apparel manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.04	Beverage product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.05	Bread & bakery product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.06	Brewery	1/864 sf GFA	1/720 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.07	Chemical manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.08	Coal products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.09	Commercial & service industry manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.11	Computer product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.12	Dairy product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.13	Electronic product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.14	Fabricated metal product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.15	Food manufacturing, other	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.17	Grain & oil seed milling	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.18	Household product	1/960 sf	1/1500 sf	NOTE 3	1/50,000 sf	Allowed	2C

	manufacturing	GFA	GFA		GFA		
5.19	Leather & allied product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.20	Machinery manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.22	Paper products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.23	Petroleum products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.24	Plastic products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.25	Primary metal manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.26	Recycling collection facility (large)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
5.27	Recycling collection facility (small)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	None	Allowed	2C
5.28	Reverse vending machines	None	One	None	None	Allowed	2C
5.29	Rubber product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.30	Seafood product preparation & processing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

5.32	Testing laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	2C
5.33	Textile mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.34	Textile product mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.35	Tobacco product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.36	Transportation equipment manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.37	Wood products manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

6.00	Medical & Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
6.01	Assisted living facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.02	Clinic	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.03	Convalescent home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.04	Drug store	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.05	Hospital	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2I, C

6.06	Intermediate care facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.07	Medical laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.08	Medical treatment facility	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.09	Nursing home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.10	Optical dispensary	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.11	Pharmacy	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.12	Rest home	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.13	Sanitarium	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C

7.00	Mining & Quarrying Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
7.01	Batching plant	None	None	None	None	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	None	Allowed	2F
7.03	Drilling gas well	None	None	None	None	Allowed	2F
7.04	Drilling oil well	None	None	None	None	Allowed	2F

7.05	Quarry	None	None	None	None	Allowed	2F
7.06	Raw material processing	None	None	None	None	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	None	Allowed	2F
7.08	Shaft mining	None	None	None	None	Allowed	2F
7.09	Strip mining	None	None	None	None	Allowed	2F

8.00	Motor Vehicle Sale & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
8.01	Ambulance service	1/576 sf of GFA of buildings; plus 1/ambulance	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/576 sf of GFA of buildings	1/400 sf of GFA of buildings	3 SPACES	None	Not Allowed	2C
8.05	Automotive repair garage	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Not Allowed	2C
8.06	Automotive service station	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C

8.08	Bus (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.09	Carwash, full-service	1/576 sf of GFA of buildings; includes parking in queue	1/400 sf of GFA of buildings; includes parking in queue	3 SPACES	None	Not Allowed	2C
8.10	Carwash, self-service	1/576 sf of GFA of buildings; includes parking in bays	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	2C
8.11	Commercial fueling station	1/360 sf of GFA of buildings, not counting parking in fueling	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.16	Light truck (sales, service, storage &	1/576 sf of GFA of buildings; plus merchandise	1/400 sf of GFA of buildings; plus merchandise	3 SPACES	One	Not Allowed for Sales, Service or	2C



	rental)	parking areas	parking areas			Rental	
8.17	Light truck part sales	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.20	Motor vehicle repair (Major)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	2C
8.21	Motor vehicle repair (minor, vehicle inspections station)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking	3 SPACES	None	Not Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/576 sf of GFA of building; plus stall parking area	1/400 sf of GFA of buildings; plus stall parking area	3 SPACES	None	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C

8.25	Truck stop	1/720 sf GFA of buildings	1/500 sf GFA of buildings	3 SPACES	None	Not Allowed	2C
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9.00	Parking & Loading	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
9.01	Garage, parking (commercial)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Allowed	Dependent upon use

10.00	Personal Services	Automobile & Light Truck		Bicycle	Heavy Truck	Gravel Screen Parking
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		Minimum	Maximum		Trailer	Required	Notes
10.01	Barber shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.02	Beauty salon	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.03	Cemetery	1/288 sf GFA of building	1/200 sf GFA of buildings	3 SPACES	One	Allowed	2C
10.04	Crematorium	1/576 sf GFA of building	1/400 sf GFA of buildings	None	One	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.08	Extermination Services	1/360 sf GFA	1/250 sf GFA	3 SPACES	None	Allowed	2C
10.09	Funeral home	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.11	Laundromat, laundry	1/288 sf GFA	1/200 sf of GFA	NOTE 3	None	Not Allowed	2C
10.12	Laundry (commercial)	1/288 sf floor area	1/200 sf floor area	NOTE 3	One	Not Allowed	2C
10.13	Locksmith	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.15	Mausoleum	1/576 sf GFA of building	1/400 sf GFA of building	3 SPACES	One	Allowed	2C
10.16	Mortuary	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.17	Photofinishing lab	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.18	Shoe repair shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

10.19	Tattoo parlor	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.20	Taxidermist	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

11.00	Recreation Amusement & Entertainment	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
11.01	Adult motion picture theatre	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2D
11.02	Amusement game complex (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA of buildings	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1440 sf GFA of indoor & outdoor rec. areas	1/1000 sf GFA of indoor & outdoor rec. areas	NOTE 3	1/50,000 sf GFA of indoor & outdoor rec. areas	Allowed	2D
11.04	Athletic facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2D
11.05	Athletic facility (outdoor)	1/720 sf GFA of buildings, pools and courts	1/500 sf GFA of buildings, pools and courts	NOTE 3	None	Allowed	2D
11.06	Ballroom	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	One	None	2D
11.07	Billiard and pool hall	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2D

11.08	Bingo hall	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.09	Bowling alley	1/266 sf GFA	1/185 sf GFA	NOTE 3	One	Allowed	2D
11.10	Campground	1/576 sf GFA of buildings; not counting camping unit spaces	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	2D
11.11	Coliseum	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.12	Community recreational building	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2D
11.13	Convention center	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.14	Dancehall	1/90 sf of GFA	1/50 sf of GFA	NOTE 3	One	Allowed	2D
11.15	Exercise facility (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	One	Allowed	2D
11.16	Exhibition hall	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.17	Fairground	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.18	Gambling casino	1/396 sf GFA	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.19	Go-cart track	1/1440 sf outdoor rec. area; & 1/288 sf	1/1000 sf outdoor rec. area; & 1/200	NOTE 3	None	Allowed	2D

		GFA of buildings	sf GFA of buildings				
11.20	Golf course (with/without restaurant & bar)	1/288 sf GFA meeting rooms; plus 1/144 sf GFA restaurant and bar areas; plus 1/576 sf GFA of other areas	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.22	Golf driving range	0.9/tee spaces plus 1/288 sf GFA of buildings	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.23	Ice skating facility	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.24	Laser games center	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.25	Miniature golf course	0.9/hole	1/hole	NOTE 3	None	Allowed	2D
11.26	Movie theatre (indoor)	1/3.6 seats	1/2.5 seats	NOTE 3	None	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	1.0/speaker station	None	None	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.29	Nude live entertainment club	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D

11.30	Paint ball center (indoor)	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2D
11.31	Paint ball center (outdoor)	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.32	Park	2 per acre of outdoor recreation area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the park.		With rec. building, 10 spaces minimum; w/out building 5 minimum	None	Allowed	2D
11.33	Racetrack, auto or truck	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.34	Racetrack, motorcycle	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2D
11.36	Racquetball club (outdoor) with/without restaurant & bar)	1/576 sf GFA of buildings & courts	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	2D
11.37	Roller skating facility	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2D
11.38	Sauna, exercise room	None	None	NOTE 3	None	Not Allowed	2D



11.39	Shooting range, archery, gun (indoor)	0.9/shooting station	1/shooting station	NOTE 3	None	Not Allowed	2D
11.40	Shooting range archery or gun (outdoor)	0.9/shooting station	1/shooting station	None	None	Not Allowed	2D
11.41	Skateboarding facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1440 sf outdoor rec. area	1/1000 sf outdoor rec. area	NOTE 3	None	Not Allowed	2D
11.44	Sports arena/Stadium	1/7 seats in main area	1/5 seats in main arena	NOTE 3	1/100,000 sf; min 1	Not Allowed	2D
11.45	Swimming pool (commercial)	1/475 sf GFA pool areas & buildings	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.48	Theatre, performing	1/6 seats or 1/144 sf of floor area	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	2D
11.49	Tramway	19 spaces/use	20 spaces/use	NOTE 3	None	Allowed	2D

12.00	Repair & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
12.01	Commercial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.02	Electronic equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.03	Household goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.04	Industrial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.05	Personal goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.06	Precision equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None		None	None	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more		NOTE 3	None	Allowed	2C

13.03	Bed and breakfast (residence)	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.04	Bed and breakfast inn	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		NOTE 3	None	Allowed	2C
13.06	Boarding home facility	1 space per every 2 bedrooms or portion thereof, and 1 space per every 2 employees or portion thereof		NOTE 3	None	Allowed	2H
13.065	Disabled group dwelling	1 motor vehicle for every one bedroom	No more than 1 motor vehicle per bedroom	Note 3	None	Not Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None		None	None	Allowed	2H
13.08	Domestic storage	None		None	None	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	Allowed	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	Allowed	2H
13.11	Family home	1/3.6 resident bedrooms plus number required for operator's		None	None	Allowed	2H

		residence					
13.115	Group residential facility	2 spaces for group residential facility, plus one additional space for each resident over 5 persons	N/A	Note 3	None	Not Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	Allowed	2H
13.15	Hotel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space		3 SPACES	1/100,00 sf GFA	Allowed	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required for each unit		None	None	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	Allowed	2H
13.19	Laundry room			None	None	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	Allowed	Dependent upon use

13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit	None	None	Allowed	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required for each unit	None	None	Allowed	2C
13.24	Motel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space	3 SPACES	1/100,000 sf GFA	Allowed	2C
13.25	Quadrplex	2/dwelling unit	None	None	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA	None	None	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit	None	None	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit	None	None	Allowed	2H
13.32	Swimming pool, game court (non-commercial)		None	None	Allowed	2H

13.33	Triplex	2/dwelling unit	None	None	Allowed	2H
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14.00	Sales, Retail & Wholesale	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
14.01	Adult book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.02	Bakery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.03	Book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.04	Boutique	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.05	Cafeteria	1/144 sf GFA	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	None	Allowed	2C
14.08	Convenience store	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.09	Convenience store with gas pumps	1/360 sf GFA of building, not counting spaces at the pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.10	Delicatessen	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C

14.12	Farm supply store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.13	Feed dealer	1/720 sf GFA	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.14	Flea market (indoor)	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.15	Flea market (outdoor)	1.8/food vendor stall plus 1/other vendor stall (not counting stall space)	2/food vendor stall plus 1/other vendor stall (not counting stall space)	NOTE 3	None	Allowed	2C
14.16	Flower shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.17	Grocery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.18	Hobby store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.19	Home improvement center	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.20	Ice cream parlor	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.21	Material sales (building & construction)	1/720 sf GFA of buildings and roofed structures	1/500 sf GFA of buildings and roofed structures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	2C
14.22	Music store	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.23	Newspaper	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf	Allowed	2C



	printing facility				GFA		
14.24	Nursery, greenhouse	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.25	Other retail establishment (high-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.26	Other retail establishment (low-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.29	Package liquor store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.30	Pawn shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.31	Pet shop (including grooming)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.32	Print & copy shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.33	Produce stand	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.34	Restaurant (drive-in or walk- up)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2C

14.35	Restaurant (sit down)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.36	Shopping center, community	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.37	Shopping center (regional)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/360 sf GFA	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	2C
14.39	Specialty shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.40	Sporting goods store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.41	Supermarket	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.42	Superstore	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.43	Warehouse club	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C

15.00	Signs	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
15.01	On-premise advertising	None	None	None	None	Allowed	N/A
15.02	Off-premise	None	None	None	None	Allowed	N/A

	advertising						
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16.00	Temporary Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
16.01	Amusement rides, park	NOTE 1	NOTE 1	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	None	Allowed	2E
16.025	Carnival	1/1440 sf of gross outdoor and indoor rec areas	1/1000 sf of gross outdoor and indoor rec areas	None	1/100,000 sf of gross outdoor and indoor rec areas	Allowed	2E
16.03	Christmas tree stand	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.04	Circus	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	None	Allowed	2E

16.06	Firewood sales	1/1440 sf of gross storage and sales area	1/1000 sf of gross storage and sales areas	None	None	Allowed	2E
16.07	Garage sales	None	None	None	None	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	None	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/576 sf GFA	1/400 GFA	None	None	Allowed	2E
16.10	Model dwelling	1.8/unit	2/unit	None	None	Allowed	2E
16.11	Carnival	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.115	Outdoor Sporting Events	Note 1	None	None	None	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	None	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	None	Allowed	2E

16.17	Tents (special events)	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.18	Yard sale	None	None	None	None	Allowed	2E

17.00	Towers & Related Structures	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	None	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	None	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	None	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	None	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	None	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	None	Allowed	N/A
17.08	Solar conversion systems	None	None	None	None	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	None	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	None	Allowed	N/A

17.11	Wind-driven electrical generator, pump	None	None	None	None	Allowed	N/A
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18.00	Transportation Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
18.01	Airpad	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.02	Airport	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.03	Auxiliary rail facilities	None	None	None	None	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	None	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	None	Subject to Application	2F
18.06	Heliport	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.07	Helistop	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.08	Interlocking tower	None	None	None	None	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F

18.11	Passenger station	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	None	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	None	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	None	Subject to Application	2F
18.15	Railyard	None	None	None	None	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F

19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
19.01	Communication utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	2F
19.04	Major utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

19.05	Minor utility facility	None	None	None	None	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	None	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	None	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	None	Subject to Application	2F
19.09	Utility storage yard	None	None	None	None	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

**NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR**

**NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080:**

A. Office, Educational or Institutional less than or equal to 5000 SF building:

Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".

B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:

Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

All required parking for visitors, customers, employees, or patrons shall be hard surfaced.



The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

All access drives to required parking shall be hard surfaced.

All Loading Docks and all other loading areas shall be hard surfaced.

C. Recreation, Amusement, and Entertainment:

For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.

Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee.

All access drives to required hard surfaced parking shall be hard surfaced.

D. Temporary Uses:

Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

E. Utility, Miscellaneous and Governmental Facilities:

Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

F. Agricultural and related uses:

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

G. Residential:

Gravel/screening surfaces may be incorporated for:

1. Required parking located at a distance no less than 20 feet from the front property line.

2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.

H. Non-Allowed Uses and Restrictions:

Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.

No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

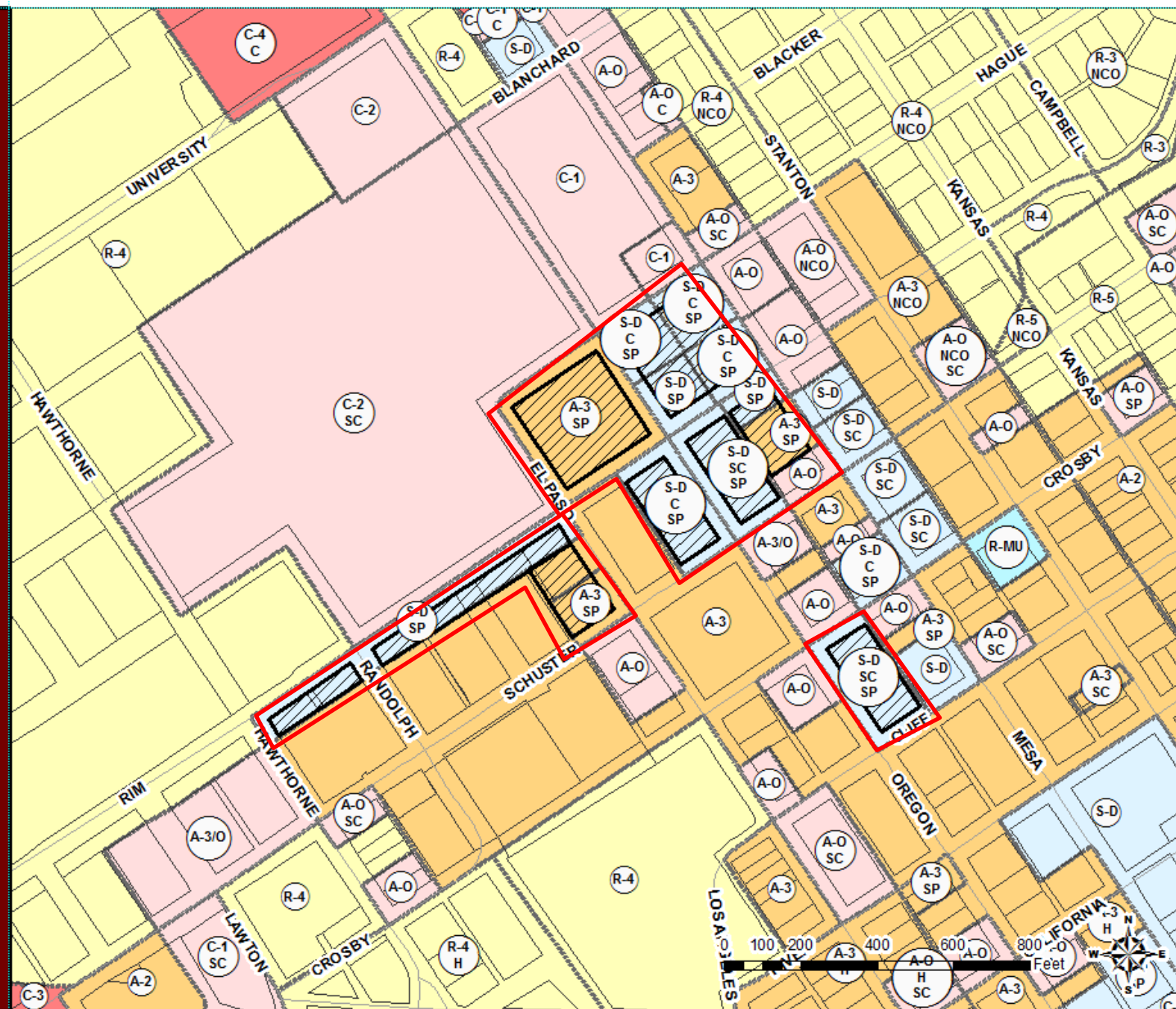
No parking is allowed on top of landscaping or areas not specifically designated for parking.

**Note 3:** When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

(Ord. No. 17442, § 54, 10-26-2010; Ord. No. 17560, § 12, 5-17-2011; Ord. No. 17567, § 3, 5-24-2011; Ord. No. 17577, § 10, 7-7-2011; Ord. No. 17869, §§ 2—4, 9-18-2012; Ord. No. 18218, § 4, 7-29-2014; Ord. No. 18241, § 4, 9-9-2014; Ord. No. 18244, § 4, 9-16-2014; Ord. No. 18371, §§ 1, 3, 6-16-2015; Ord. No. [18498](#), § 1, 5-3-2016)



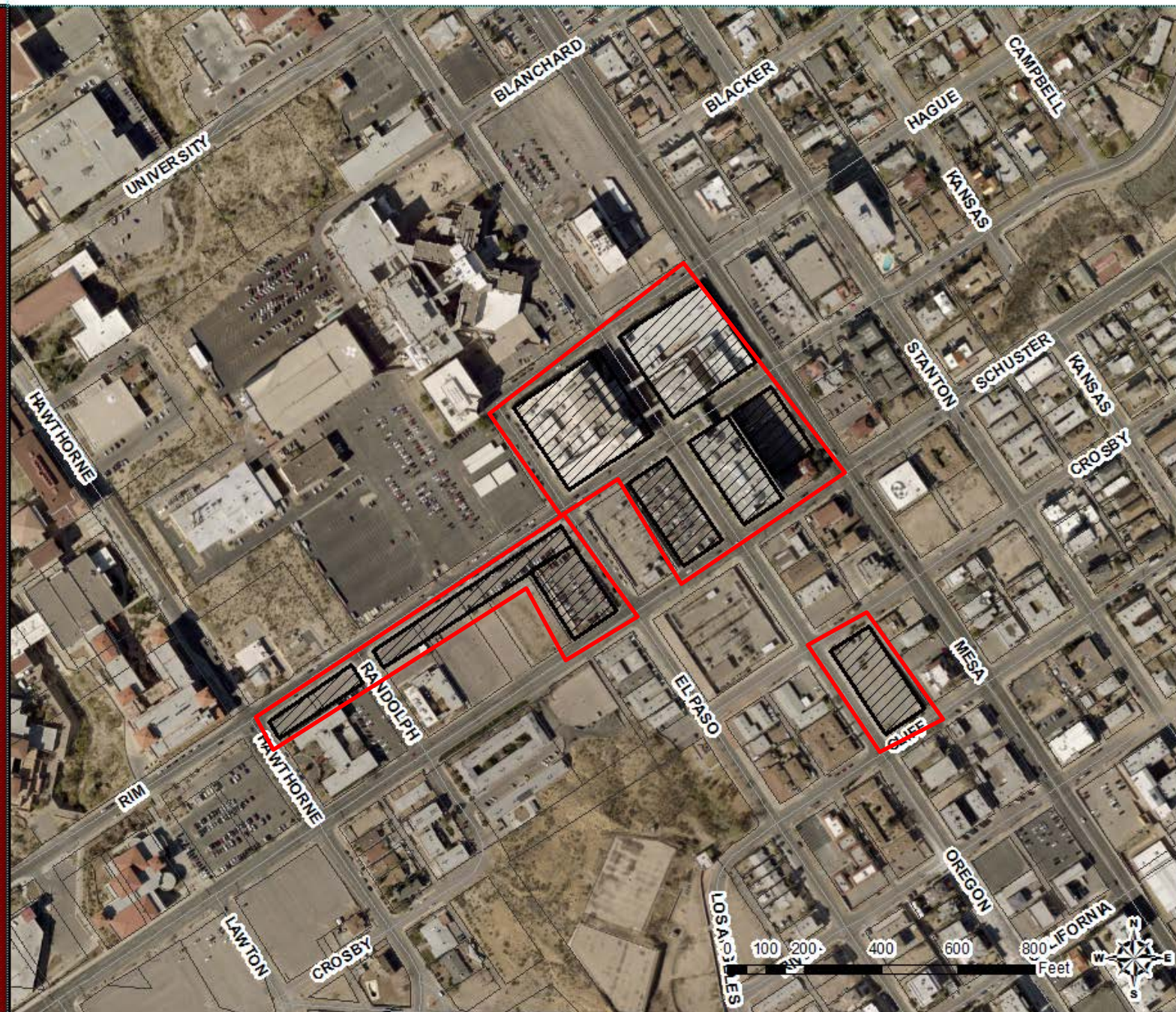
PZST17-00013







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)*





PZST17-00013

HELISTOP

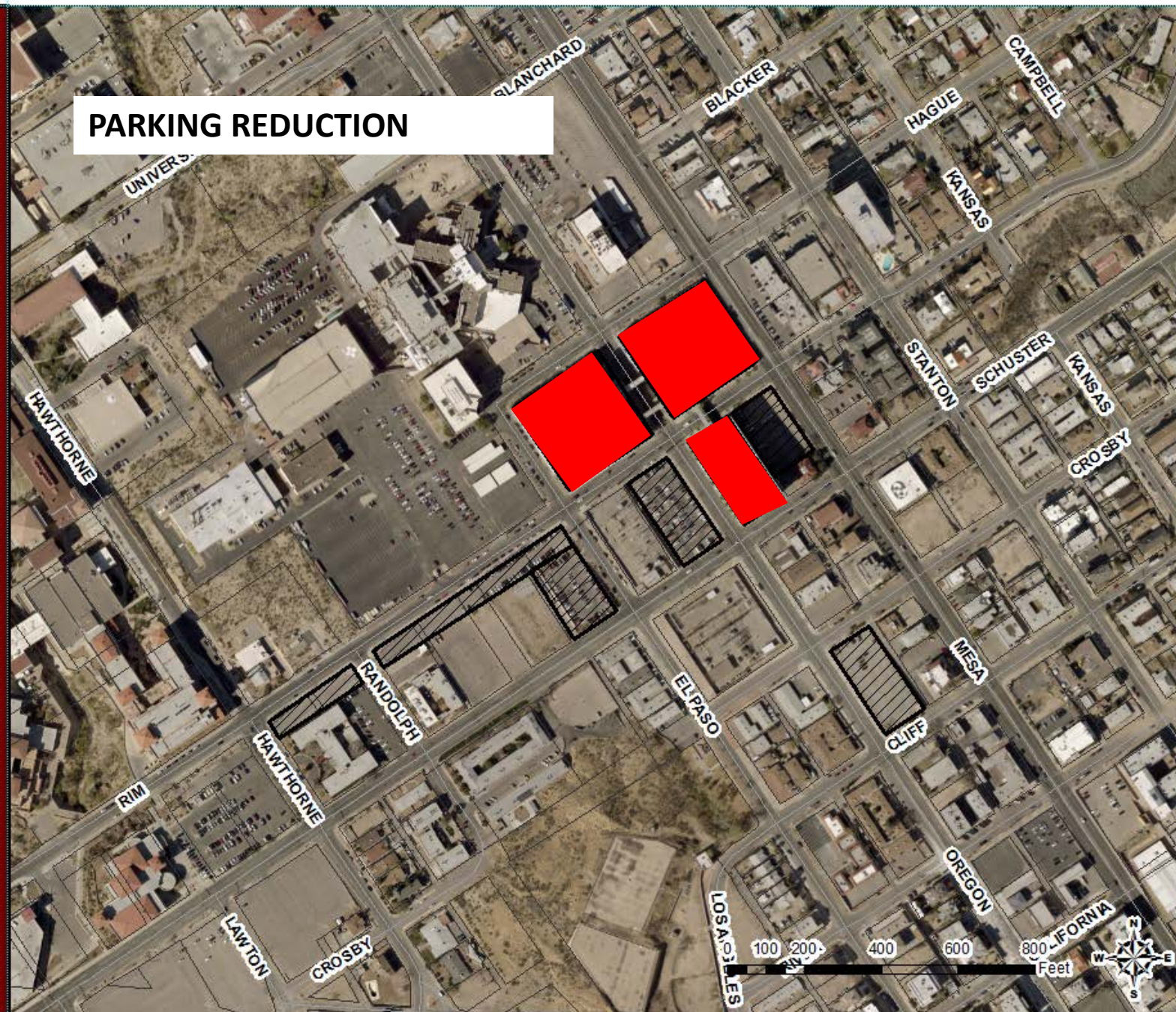






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## PARKING REDUCTION





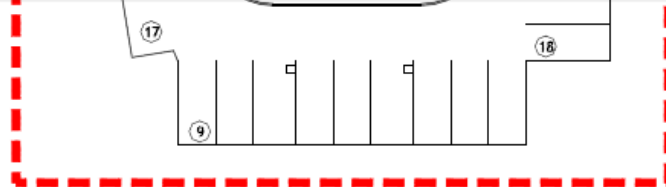


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OFF-STREET SURFACE  
PARKING SERVING ANOTHER  
PROPERTY IN THE S-D AND A-  
3 DISTRICTS







EXISTING LAS PALMAS  
MEDICAL CENTER GARAGE  
(77 SPACES)  
OWNER: EL PASO  
HEALTHCARE SYSTEM, LTD.

EXISTING LAS PALMAS  
MEDICAL CENTER COVERED  
PARKING LOT  
(28 SPACES)

VERTICAL EX  
(3 STORY)

BUILDING B

BUILDING C

BUILDING D

EXISTING SHARED SURFACE  
LOT-EL PASO AT  
RIM ROAD  
(124 SPACES)  
OWNER: EL PASO ELECTRIC

LOT 1

EXISTING SHARED SURFACE  
LOT-RANDOLPH AT  
RIM ROAD  
(53 SPACES)  
EL PASO HEALTHCARE SYSTEM, LTD.

LOT 2

EXISTING EL PASO AND SCHUSTER  
PARKING (55 SPACES)  
OWNER: EL PASO HEALTHCARE SYSTEM, LTD.

LOT 3

EL PASO STREET

LOT 4

EL PASO STREET

BUILDING A

LOT 6

EXISTING LAS PALMAS  
MEDICAL CENTER  
SURFACE LOT "B"  
(66 SPACES)  
OWNER: EL PASO  
HEALTHCARE SY

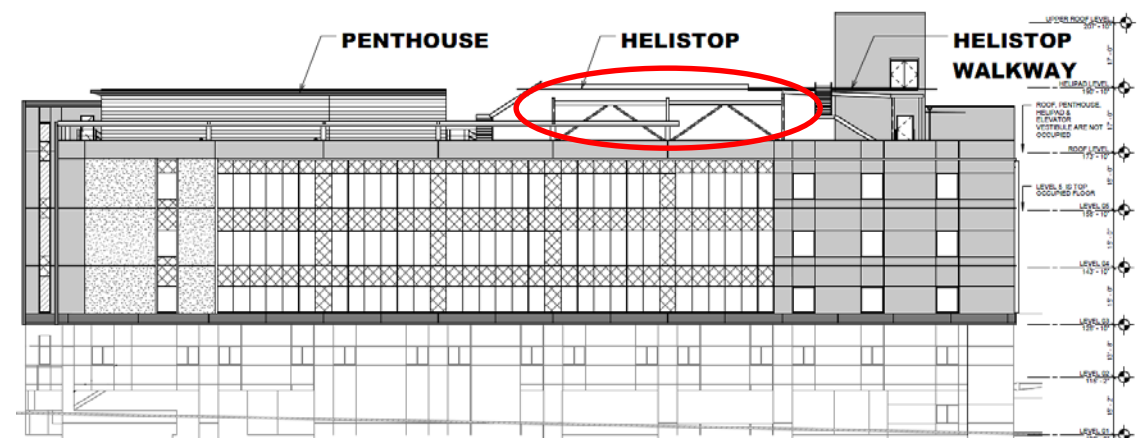
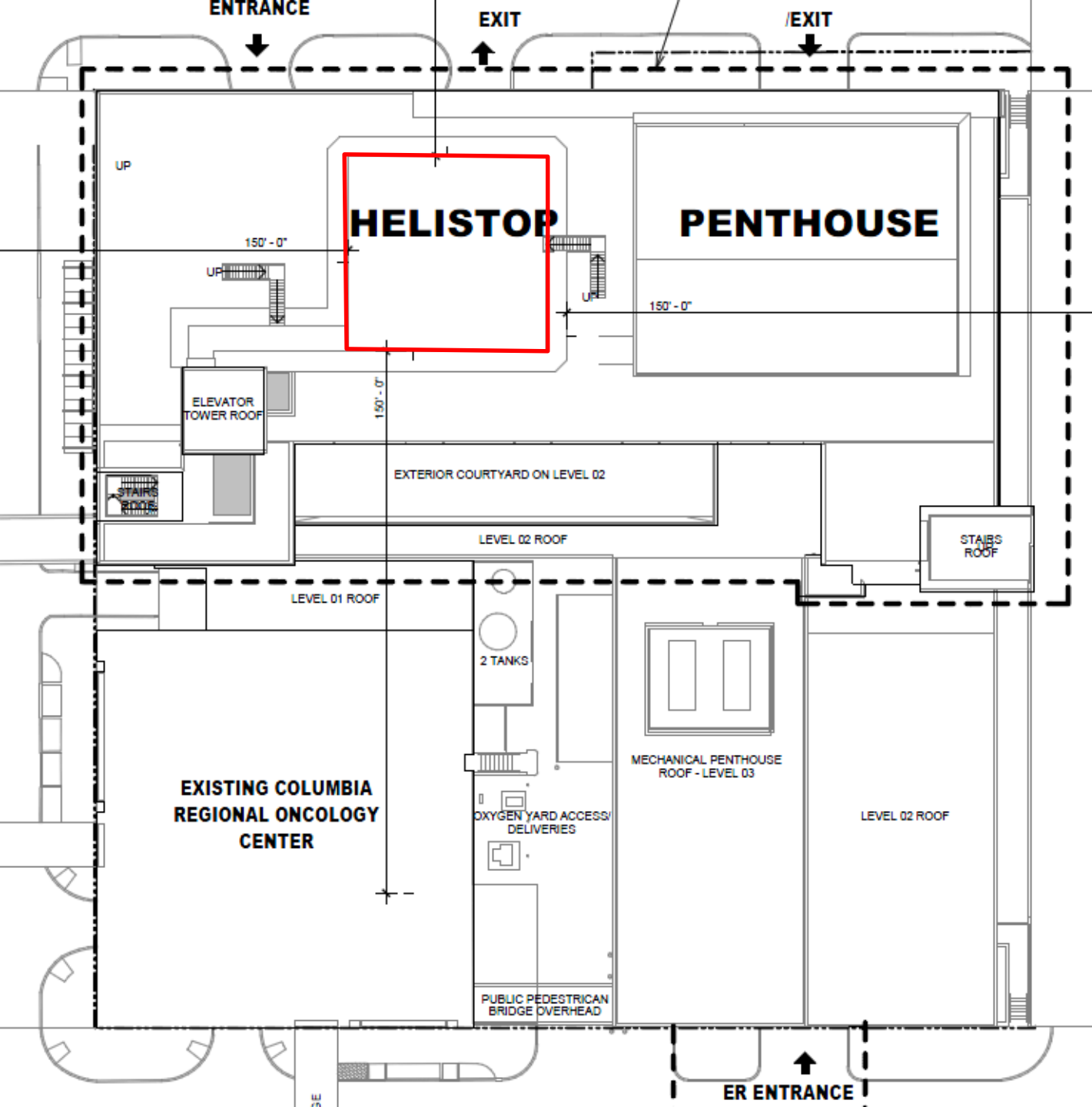
EXISTING LAS PALMAS  
MEDICAL CENTER  
SURFACE LOT "A"  
(93 SPACES)  
OWNER: EL PASO  
HEALTHCARE SYSTEM, LTD.

EXISTING LAS PALMAS  
MEDICAL CENTER OREGON  
BUILDING GARAGE  
(255 SPACES)  
OWNER: EL PASO  
HEALTHCARE SYSTEM, LTD.

SCHUSTER AVE

EXISTING SHARED CROSBY-  
SURFACE LOT  
(92 SPACES)  
OWNER: INDEPENDENT MORTGAGE  
COMPANY, INC.

LOT 5



“Providing Outstanding Services”

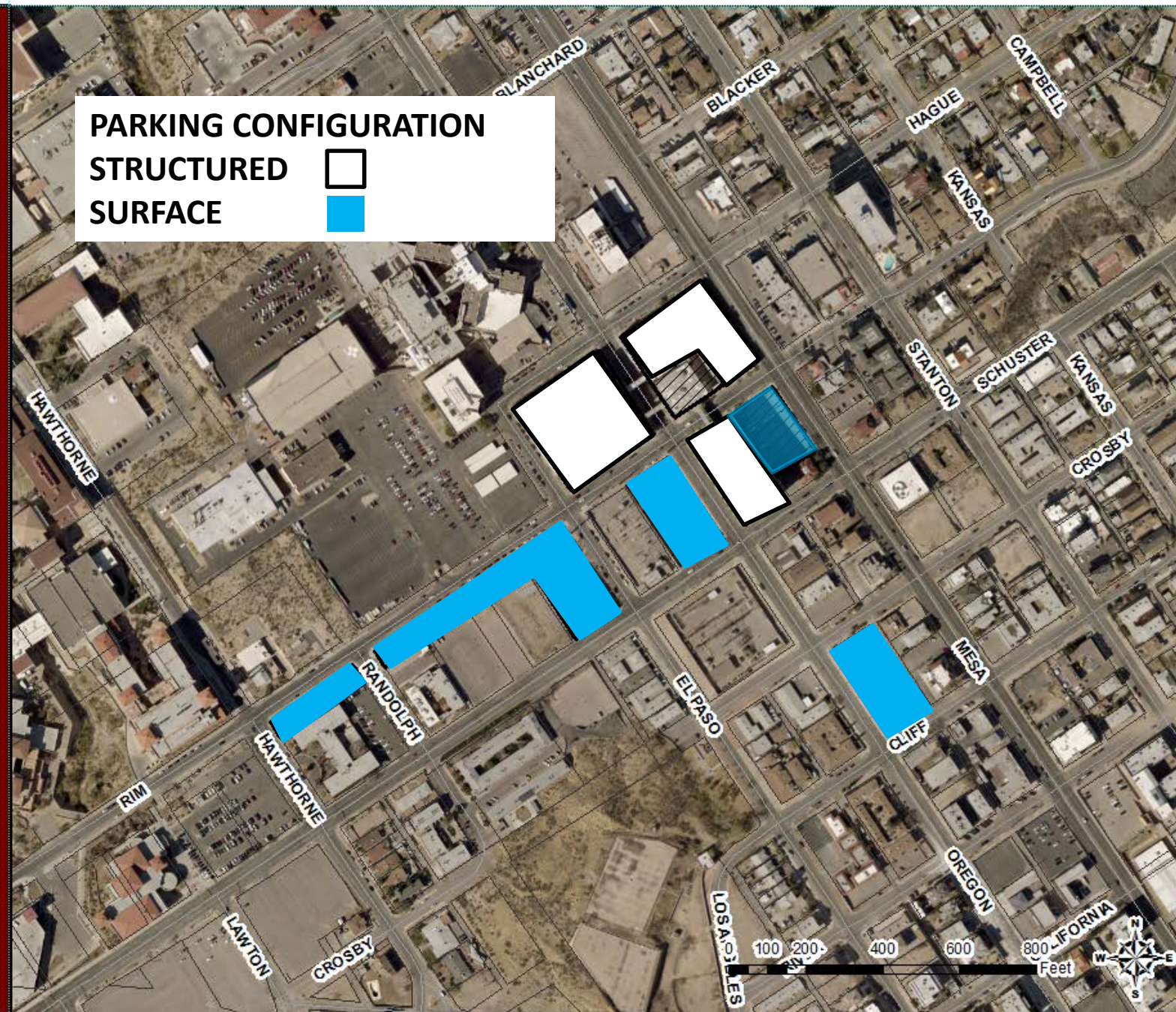


PARKING STRUCTURE OR LOT	SPACES PROVIDED PER DSP	
BUILDING A PARKING STRUCTURE	267	
BUILDING B PARKING STRUCTURE	47	
BUILDING C PARKING STRUCTURE	28	
SURFACE PARKING LOT 1	51	
SURFACE PARKING LOT 2	119	
SURFACE PARKING LOT 3	55	
SURFACE PARKING LOT 4	92	
SURFACE PARKING LOT 5	92	
SURFACE PARKING LOT 6	62	
STRUCTURED PARKING	342	
SURFACE LOT PARKING	471	
<b>TOTAL PARKING PROVIDED</b>	<b>813</b>	
<i>SATELLITE PARCEL PARKING</i>	<i>247</i>	
<b><i>TOTAL PLUS SATELLITE</i></b>	<b><i>1060</i></b>	



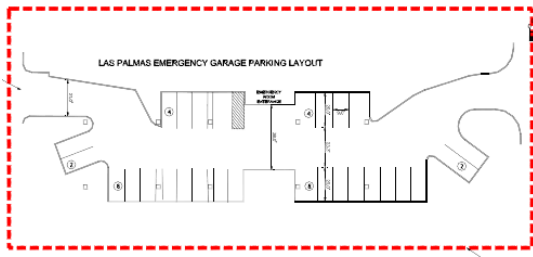
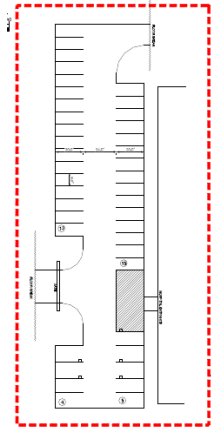
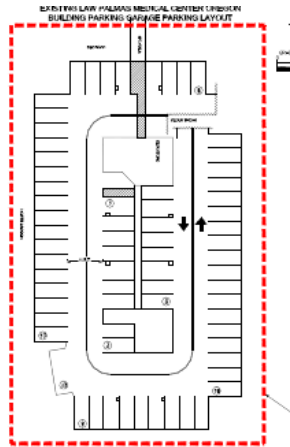


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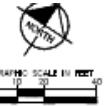
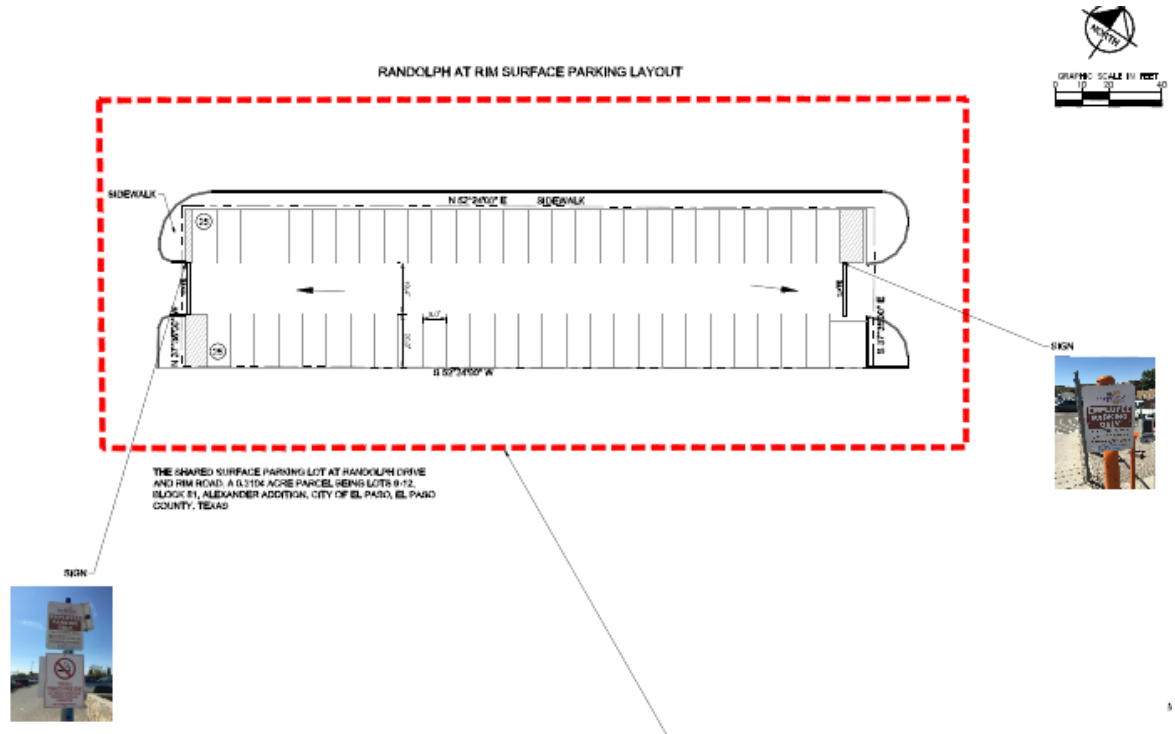




## STRUCTURED PARKING LAYOUTS



## TYPICAL SURFACE PARKING LOT AND SIGNAGE



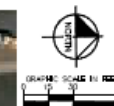
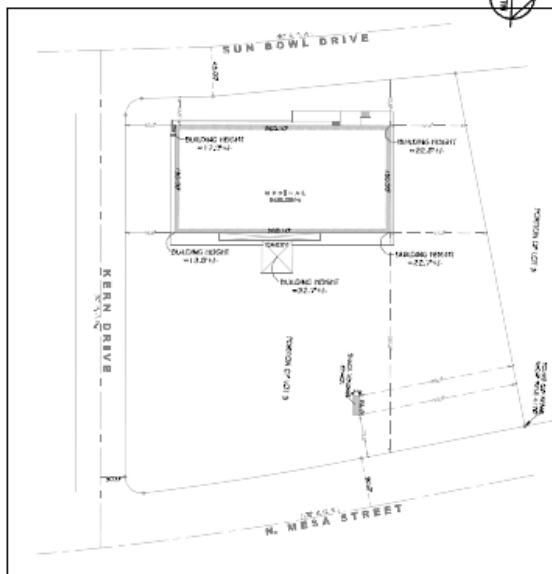
*"Delivering Outstanding Services"*



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



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

PERM: 48214-00300  
 EFFECTIVE DATE: 10/16/2022  
 UNSHADED 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	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000
11	1,000	1,000	1,000
12	1,000	1,000	1,000
13	1,000	1,000	1,000
14	1,000	1,000	1,000
15	1,000	1,000	1,000
16	1,000	1,000	1,000
17	1,000	1,000	1,000
18	1,000	1,000	1,000
19	1,000	1,000	1,000
20	1,000	1,000	1,000
21	1,000	1,000	1,000
22	1,000	1,000	1,000
23	1,000	1,000	1,000
24	1,000	1,000	1,000
25	1,000	1,000	1,000
26	1,000	1,000	1,000
27	1,000	1,000	1,000
28	1,000	1,000	1,000
29	1,000	1,000	1,000
30	1,000	1,000	1,000
31	1,000	1,000	1,000
32	1,000	1,000	1,000
33	1,000	1,000	1,000
34	1,000	1,000	1,000
35	1,000	1,000	1,000
36	1,000	1,000	1,000
37	1,000	1,000	1,000
38	1,000	1,000	1,000
39	1,000	1,000	1,000
40	1,000	1,000	1,000
41	1,000	1,000	1,000
42	1,000	1,000	1,000
43	1,000	1,000	1,000
44	1,000	1,000	1,000
45	1,000	1,000	1,000
46	1,000	1,000	1,000
47	1,000	1,000	1,000
48	1,000	1,000	1,000
49	1,000	1,000	1,000
50	1,000	1,000	1,000

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

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

