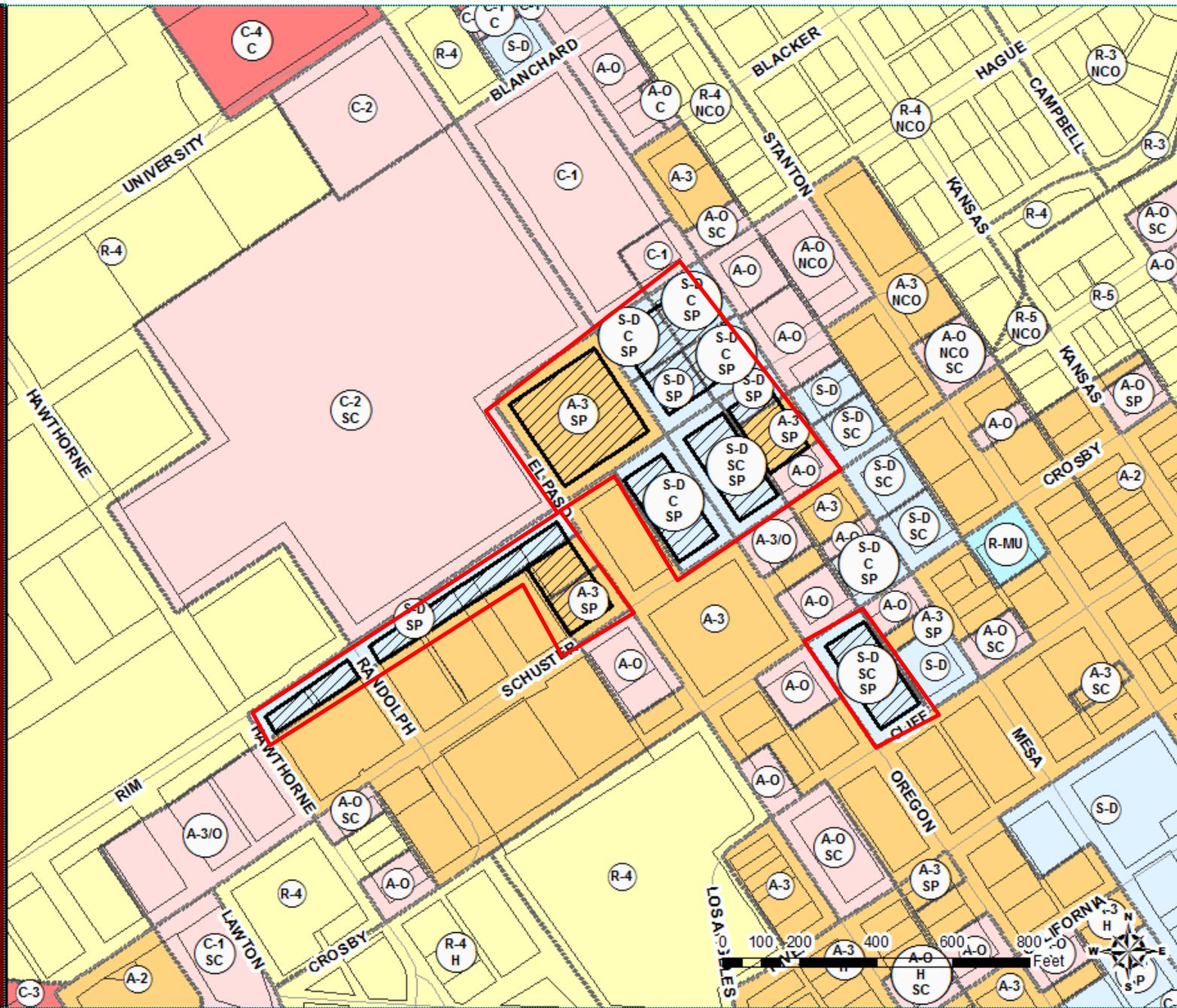


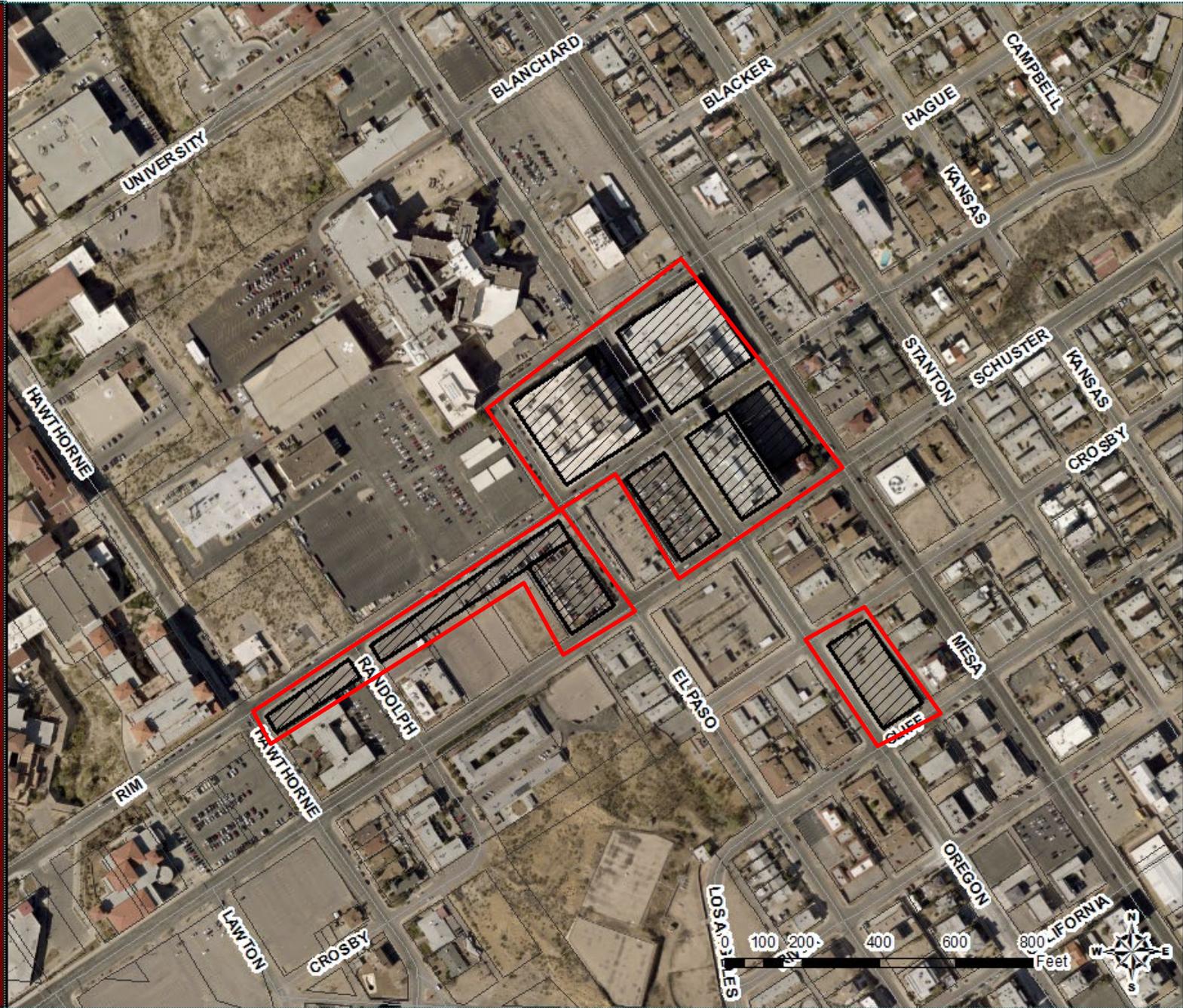


PZST17-00013





PZST17-00013





TIMELINE

- **October 6, 2016: PRE-SUBMITTAL MEETING**
 - Proposed project includes a vertical expansion of three stories to one existing building, a helistop to be added to the top of that building, and construction of a facility plant building on a separate parcel currently serving as parking.
 - Applicant informed of need for special permit for parking reduction and helistop, and encouraged to coordinate with Planning staff.
- **December 20, 2016: BUILDING PERMIT BCSN17-00012 SUBMITTED FOR SHELL**
 - Permit was for the shell only. No tenant improvement or trade permits.
- **January 23, 2017: ZBA SPECIAL EXCEPTION REQUEST FOR PARKING REDUCTION SUBMITTED**
- **February 13, 2017: ZBA MEETING**
 - ZBA approves PZBA17-00004 to allow 60 space parking reduction to allow for construction of shell of the proposed building expansion
 - Additional parking reductions necessitated by further expansion, i.e., the floors of the building and the facility plant, will require a Special Permit
- **April 5, 2017: BUILDING PERMIT BCSN17-00012 ISSUED**
- **May 9, 2017: PZST17-00013 SPECIAL PERMIT SUBMITTED**
- **January 25, 2018: PZST17-00013 APPROVED UNANIMOUSLY BY CPC**
 - *Application on hold from City Council introduction until Special Privilege balance resolved.*
- **May 22, 2018:** Special privilege balance confirmed as resolved.
- **June 5, 2018:** Last application item received.
- **July 24, 2018:** Item Introduced to City Council.
- **November 13, 2018: PUBLIC HEARING DATE**



PROJECT PHASING

PHASE 1:

SHELL PERMIT FOR THE WALLS OF THE BUILDING EXPANSION

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

PHASE 2:

HELISTOP

EXISTING OFF-STREET PARKING LOTS

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

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



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)*



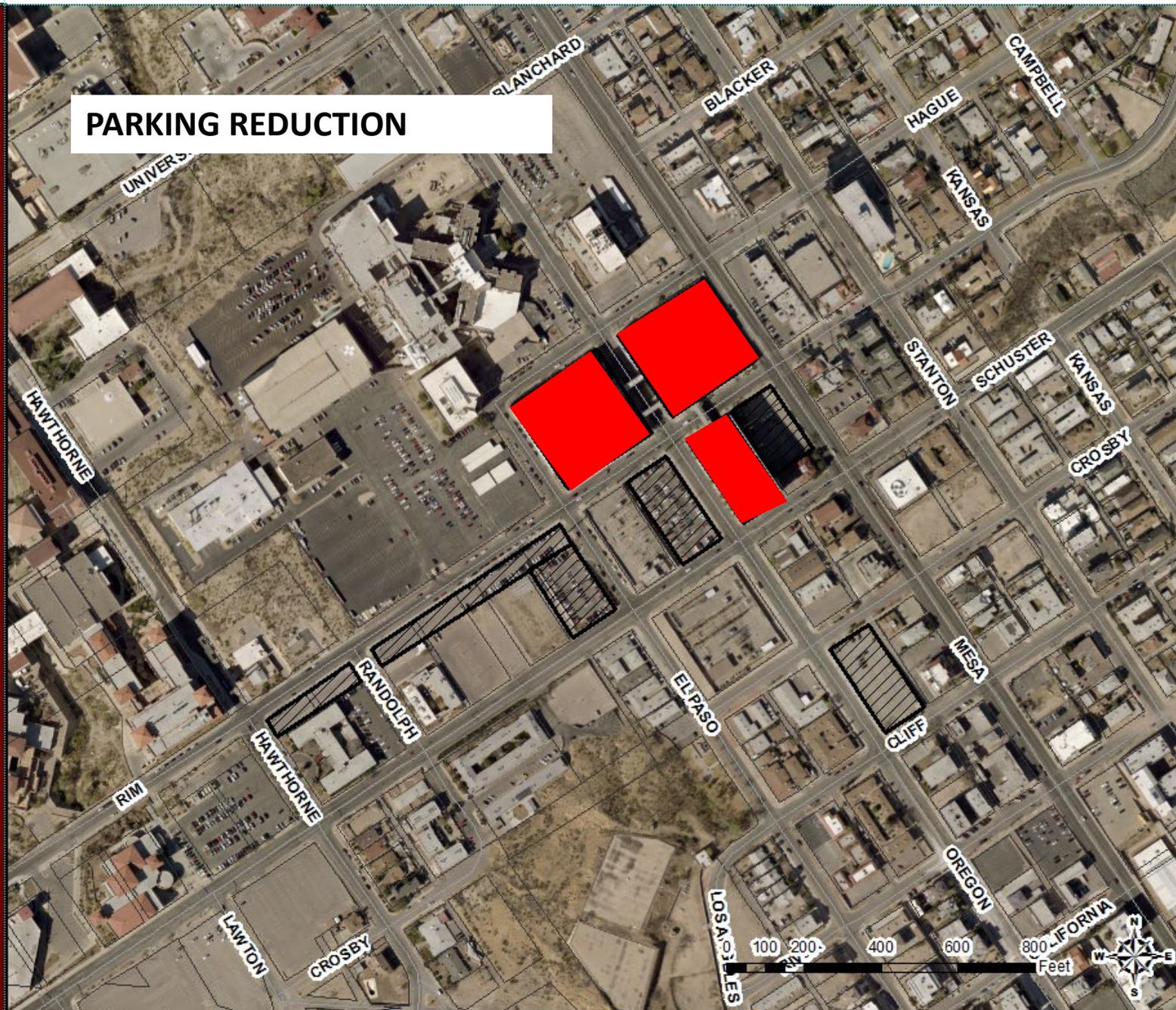
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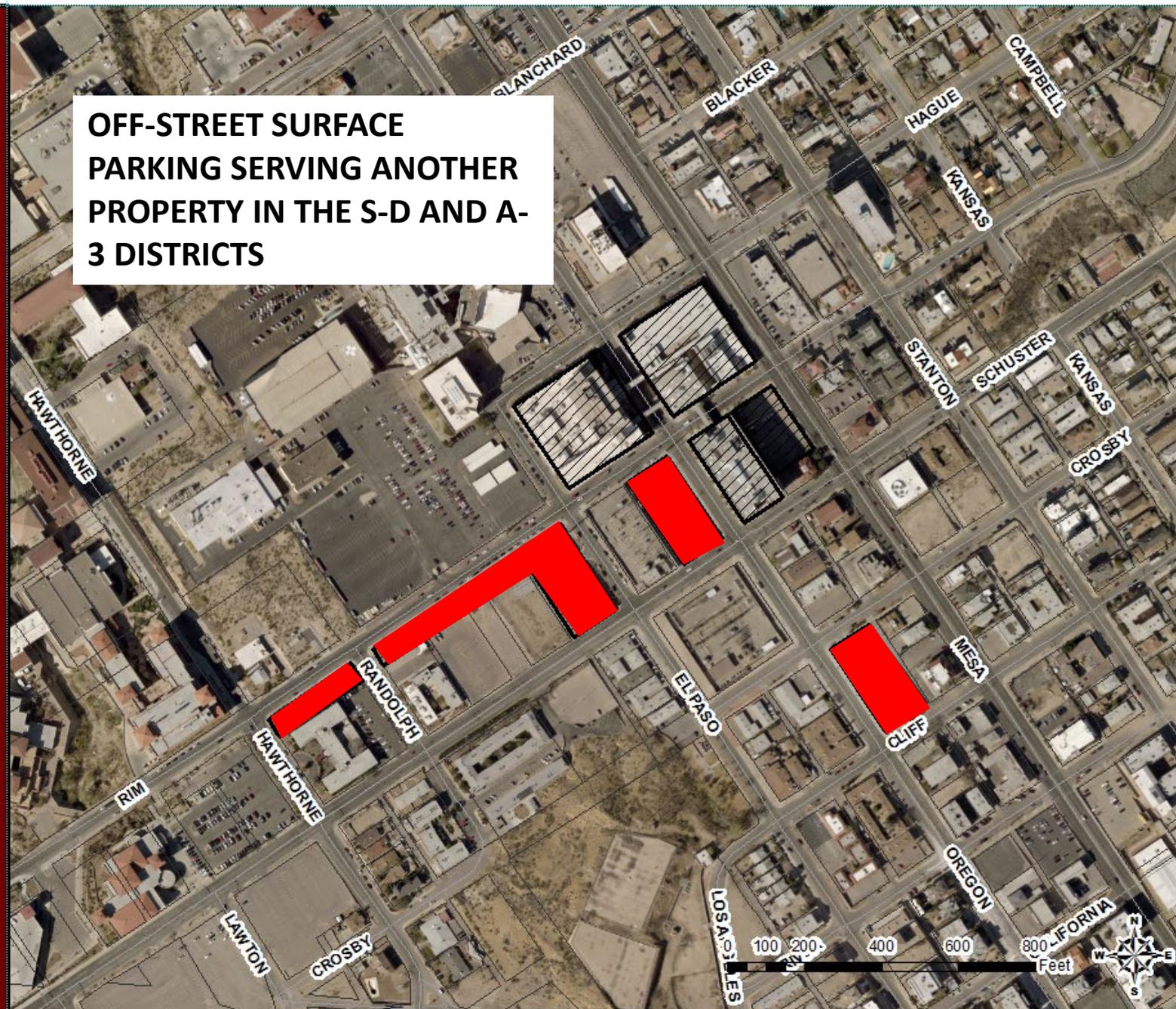
PARKING REDUCTION

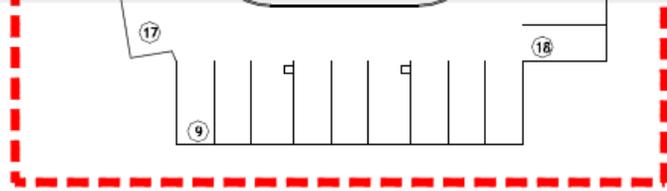




PZST17-00013

**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

LOT 2

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

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

LOT 3

LOT 4

BUILDING A

LOT 6

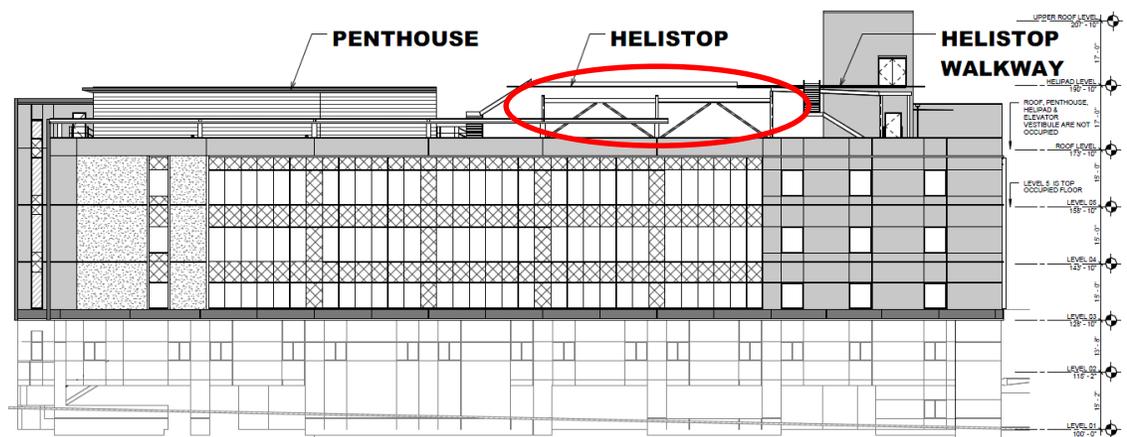
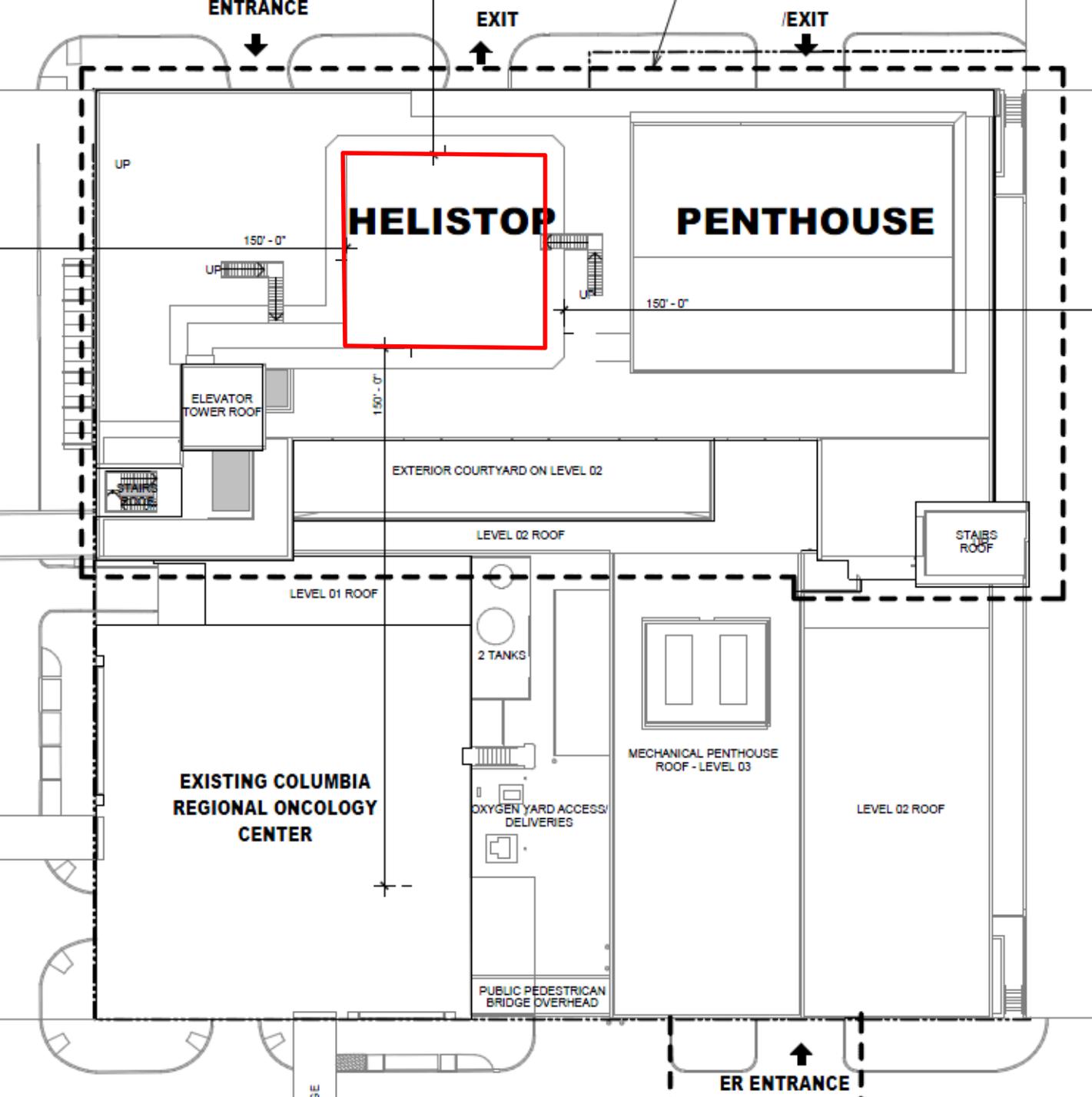
EXISTING LAS PALMAS
MEDICAL CENTER
SURFACE LOT "B"
(66 SPACES)
OWNER: EL PASO
HEALTHCARE SY

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.

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

LOT 5



“...erding Outstanding Services”

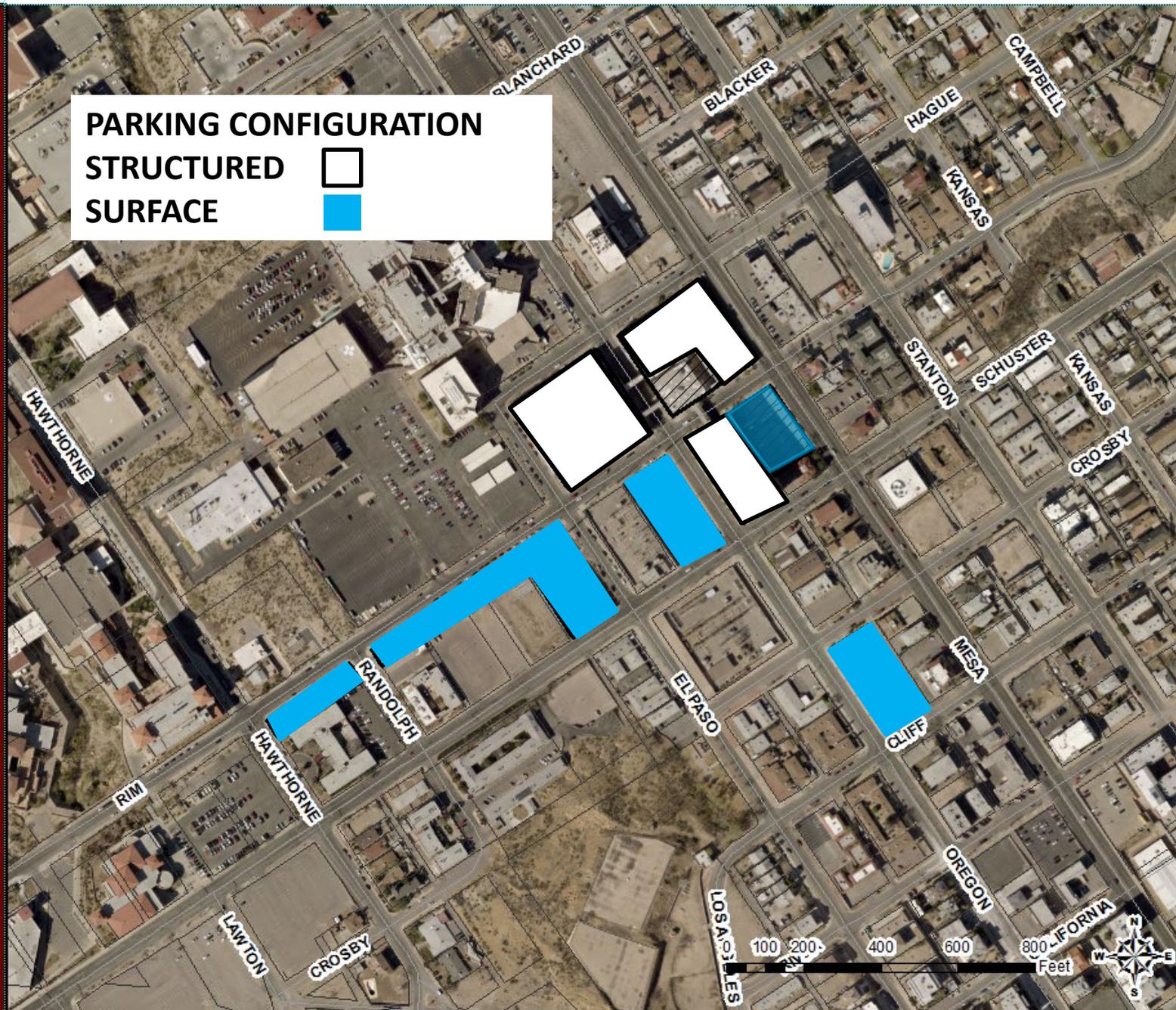


PARKING STRUCTURE OR LOT	SPACES PROVIDED PER DSP
BUILDING A PARKING STRUCTURE	267
BUILDING B PARKING STRUCTURE	47
BUILDING C PARKING STRUCTURE	28
SURFACE PARKING LOT 1	51
SURFACE PARKING LOT 2	119
SURFACE PARKING LOT 3	55
SURFACE PARKING LOT 4	92
SURFACE PARKING LOT 5	92
SURFACE PARKING LOT 6	42
STRUCTURED PARKING	342
SURFACE LOT PARKING	451
TOTAL PARKING PROVIDED	793
<i>SATELLITE PARCEL PARKING</i>	<i>135</i>
<i>TOTAL PLUS SATELLITE</i>	<i>928</i>

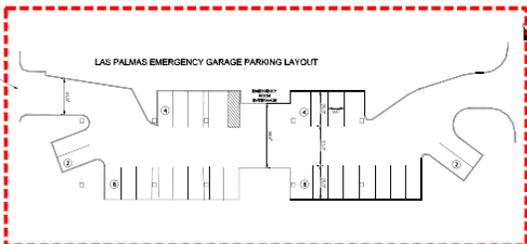
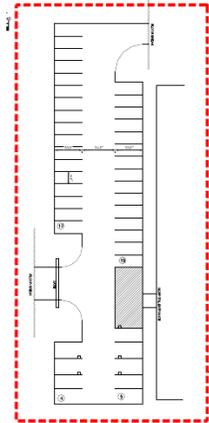
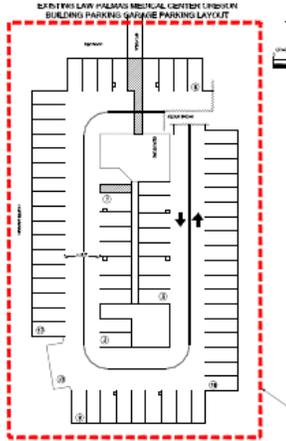


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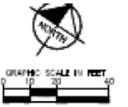
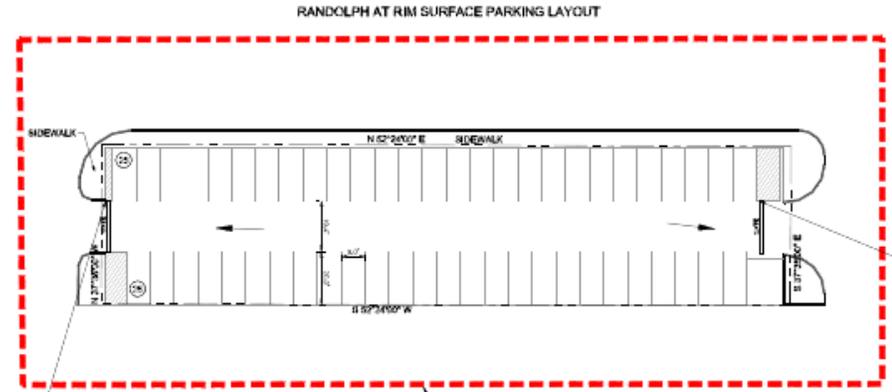
PARKING CONFIGURATION
STRUCTURED 
SURFACE 



STRUCTURED PARKING LAYOUTS



TYPICAL SURFACE PARKING LOT AND SIGNAGE



THE SHARED SURFACE PARKING LOT AT RANDOLPH DRIVE AND RIM ROAD, A 0.314 ACRE PARCEL BEING LOTS 9-12, BLOCK 81, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS



"Delivering Outstanding Services"



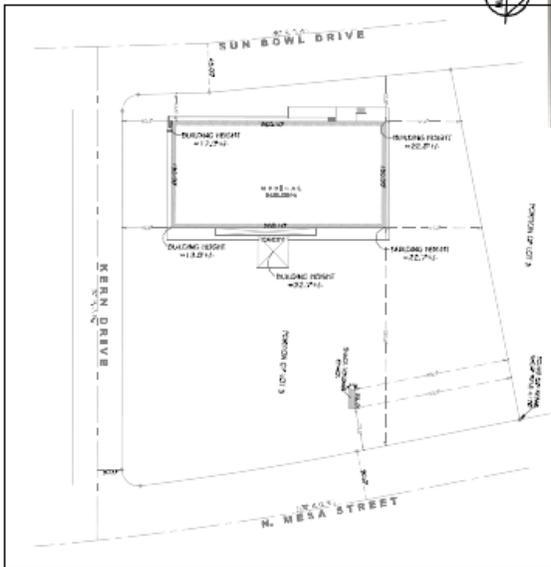
SIGN



SIGN

TOTAL PARKING REQUIRED FOR LIFECARE CENTER AND DOGGOS TACOS: 61 PARKING SPACES
 TOTAL PARKING SPACES ON SITE: 136 PARKING SPACES
 TOTAL PARKING FOR LAS PALMAS CAMPUS: 275 PARKING SPACES

GRAPHIC SCALE IN FEET
 0 30 60 90



LEGEND

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

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

PERMITS:
 48214-00360
 EFFECTIVE DATE: 10/19/2022
 UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 16.15 WHEN LOTS ARE RECONSTRUCTED.

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	20,000	20,000	20,000
3	30,000	30,000	30,000
4	40,000	40,000	40,000
5	50,000	50,000	50,000
6	60,000	60,000	60,000
7	70,000	70,000	70,000
8	80,000	80,000	80,000
9	90,000	90,000	90,000
10	100,000	100,000	100,000
11	110,000	110,000	110,000
12	120,000	120,000	120,000
13	130,000	130,000	130,000
14	140,000	140,000	140,000
15	150,000	150,000	150,000
16	160,000	160,000	160,000
17	170,000	170,000	170,000
18	180,000	180,000	180,000
19	190,000	190,000	190,000
20	200,000	200,000	200,000
21	210,000	210,000	210,000
22	220,000	220,000	220,000
23	230,000	230,000	230,000
24	240,000	240,000	240,000
25	250,000	250,000	250,000
26	260,000	260,000	260,000
27	270,000	270,000	270,000
28	280,000	280,000	280,000
29	290,000	290,000	290,000
30	300,000	300,000	300,000
31	310,000	310,000	310,000
32	320,000	320,000	320,000
33	330,000	330,000	330,000
34	340,000	340,000	340,000
35	350,000	350,000	350,000
36	360,000	360,000	360,000
37	370,000	370,000	370,000
38	380,000	380,000	380,000
39	390,000	390,000	390,000
40	400,000	400,000	400,000
41	410,000	410,000	410,000
42	420,000	420,000	420,000
43	430,000	430,000	430,000
44	440,000	440,000	440,000
45	450,000	450,000	450,000
46	460,000	460,000	460,000
47	470,000	470,000	470,000
48	480,000	480,000	480,000
49	490,000	490,000	490,000
50	500,000	500,000	500,000

THE PROPOSED SHARED PARKING LOT AT NORTH MESA STREET AND KERN DRIVE, A 4.4617 ACRE PARCEL, BEING A PORTION OF LOT 4, 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





PZST17-00013

