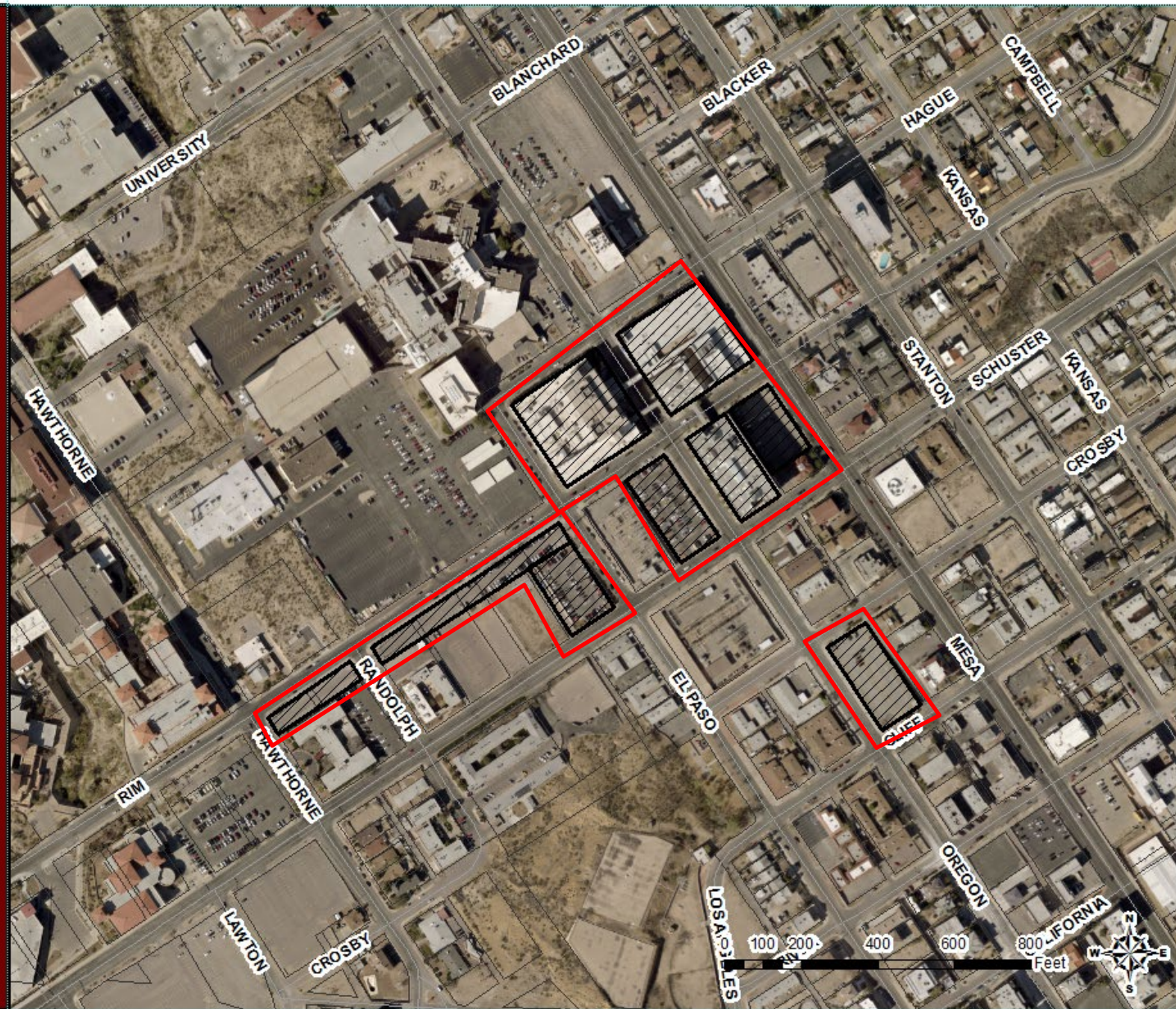




PZST17-000013





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)*



PZST17-00013

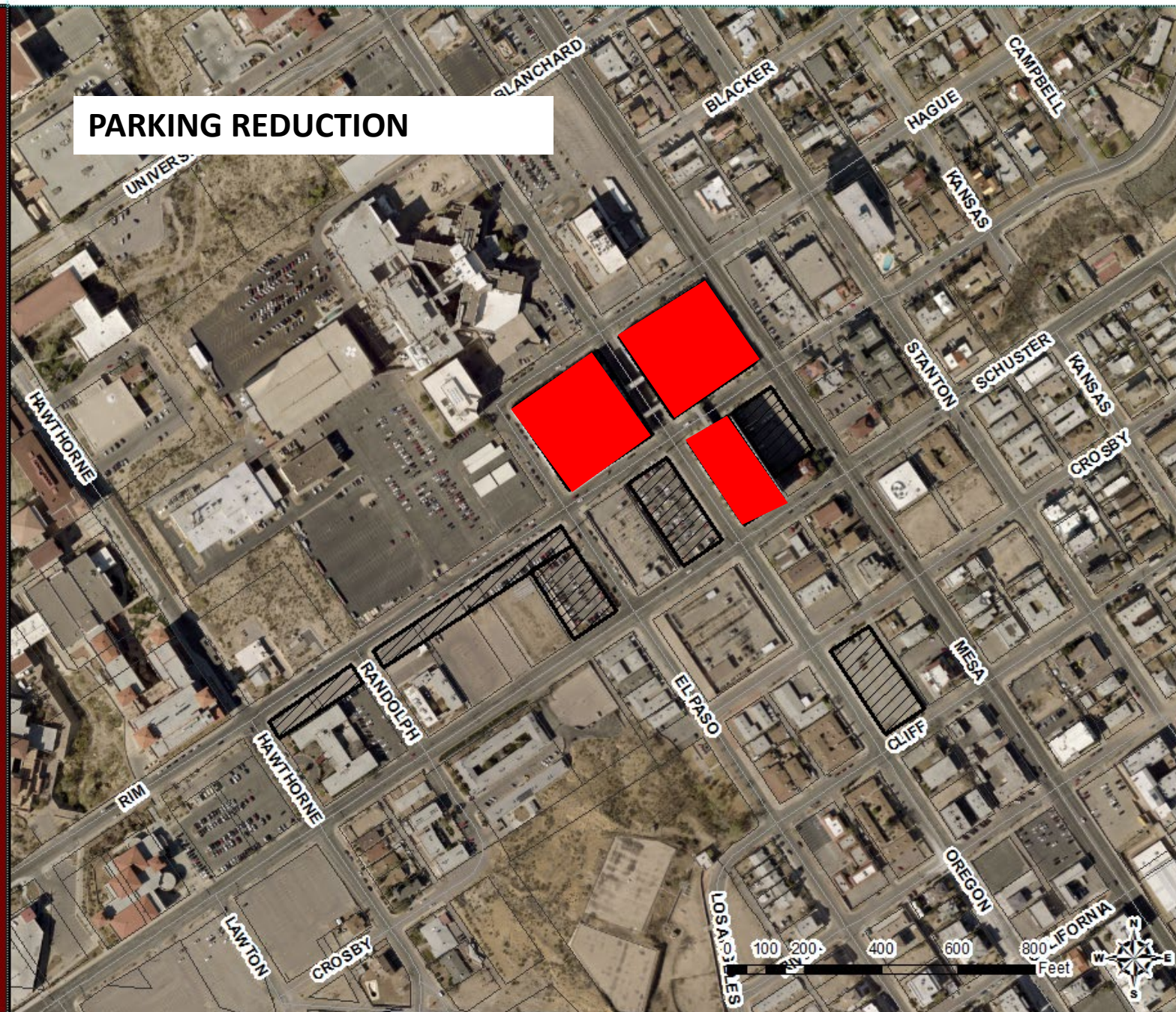
HELISTOP





PZST17-00013

PARKING REDUCTION

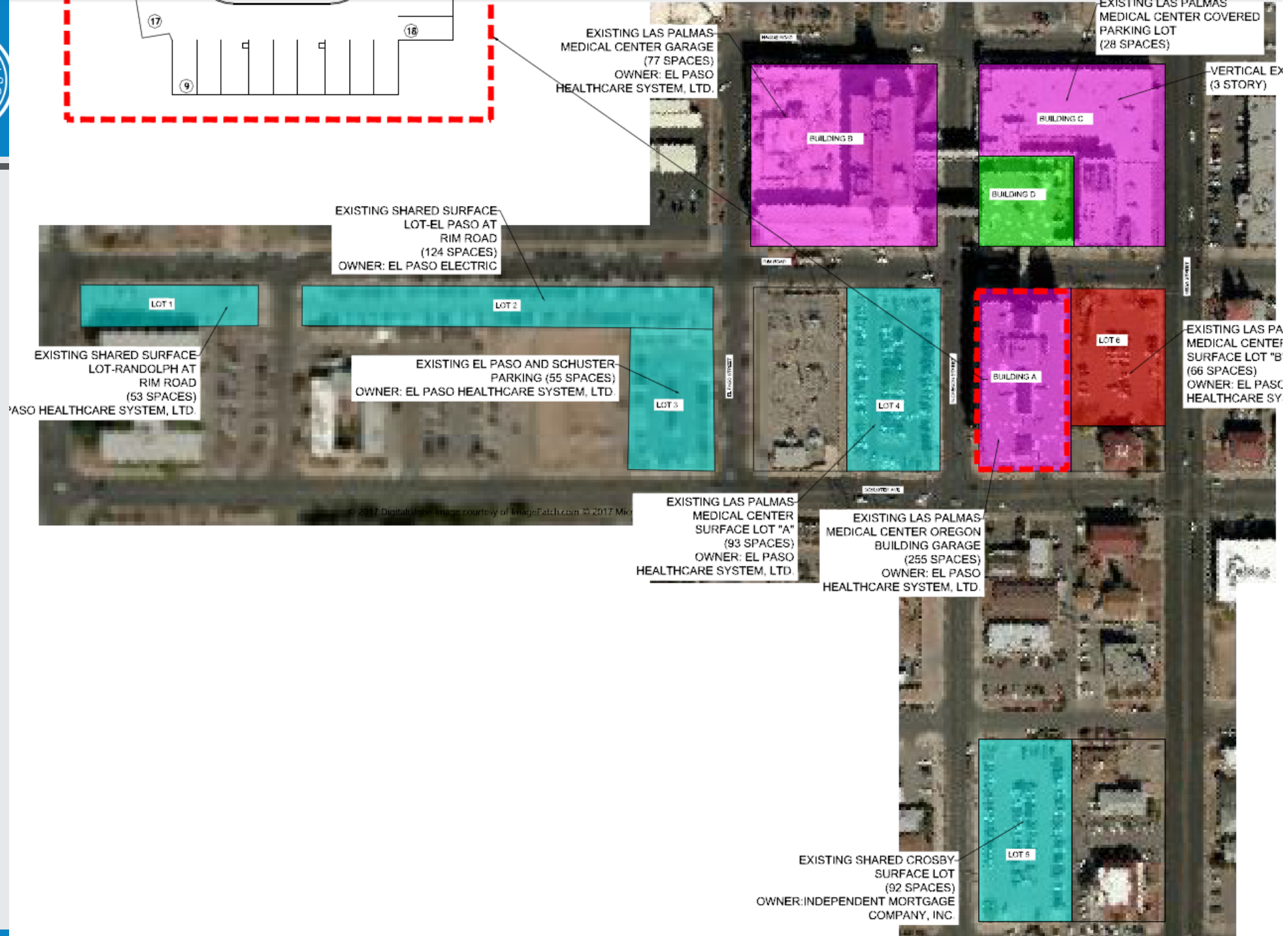


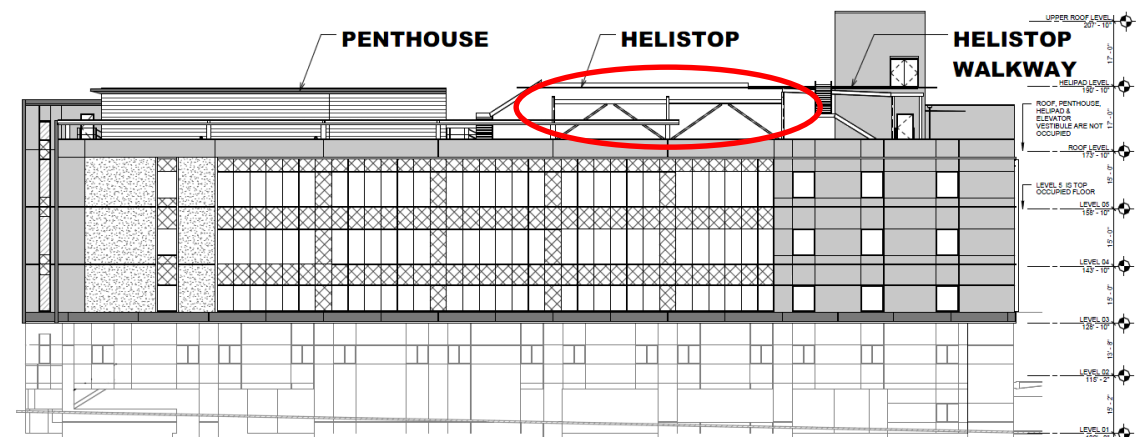
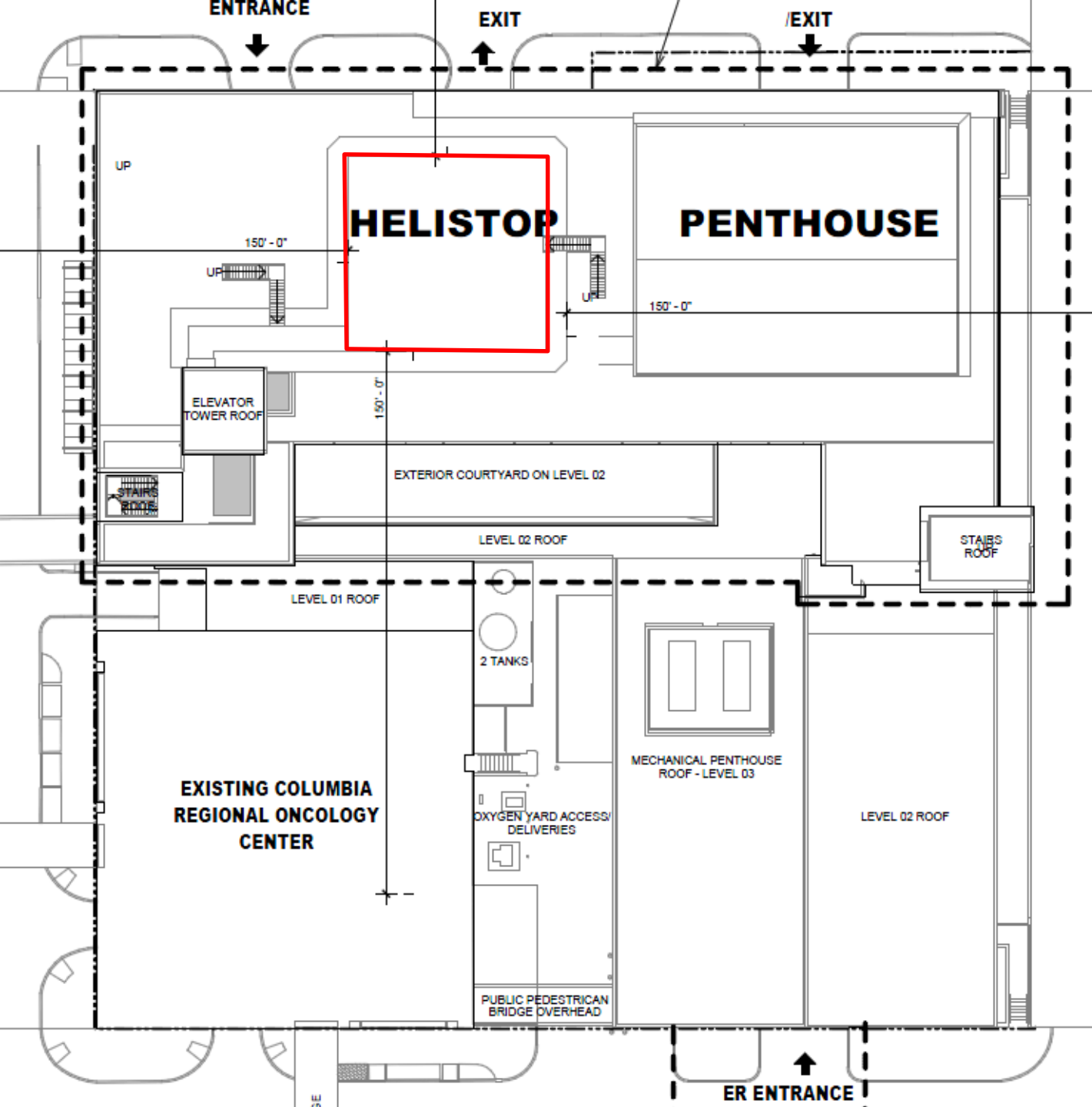


PZST17-00013

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







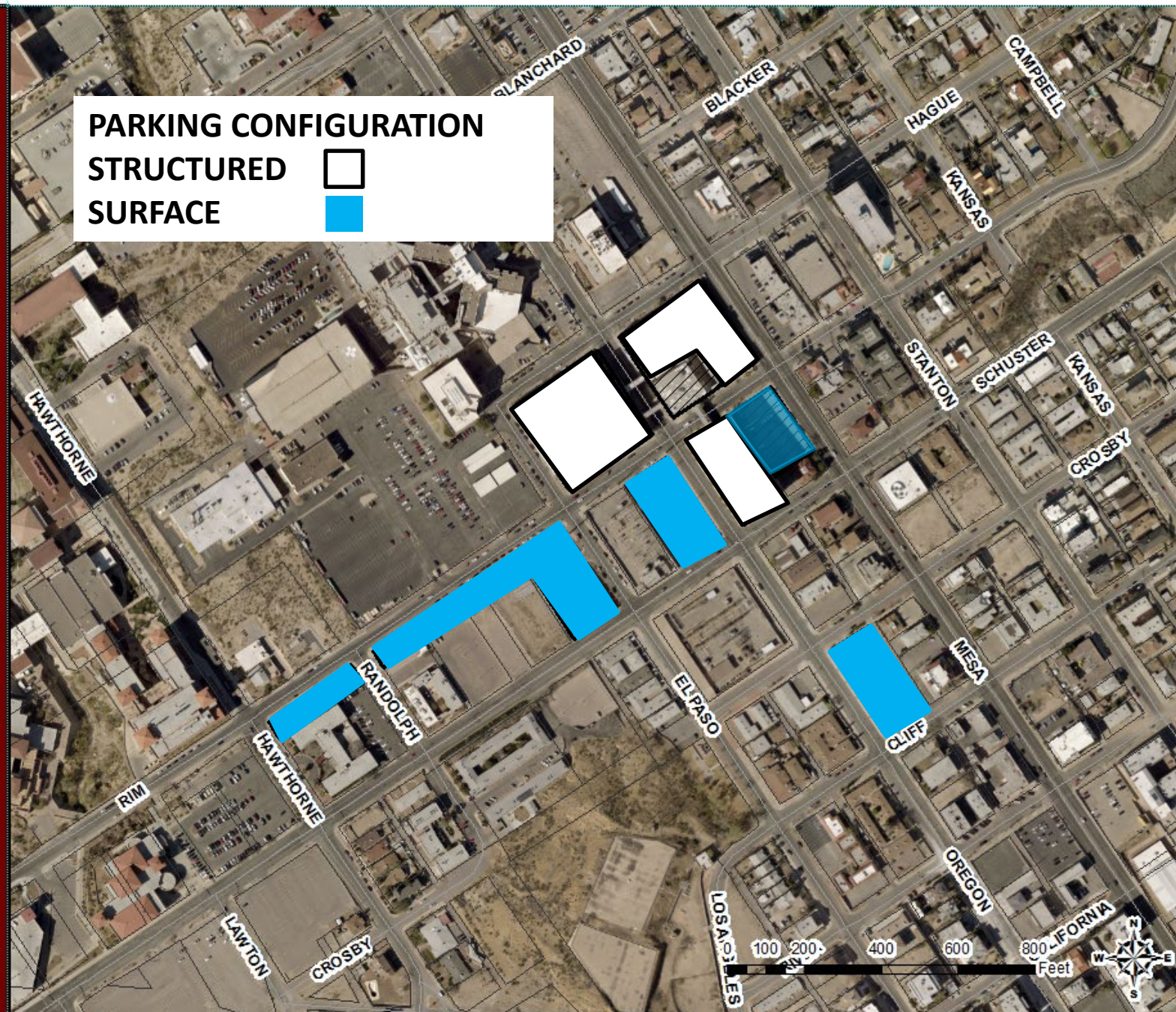
“Providing Outstanding Services”



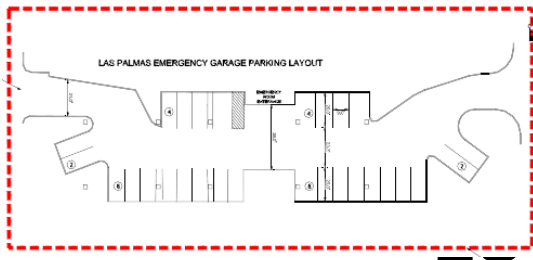
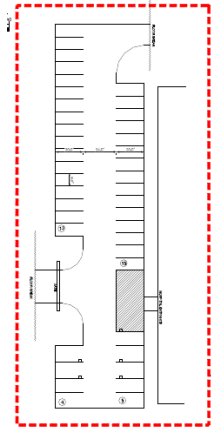
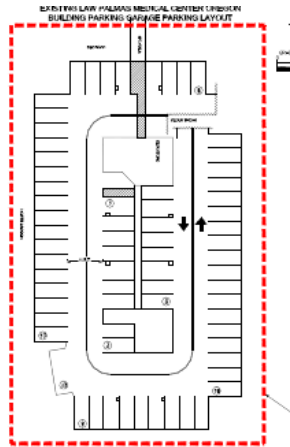
PARKING STRUCTURE OR LOT		SPACES PROVIDED PER DSP	
BUILDING A PARKING STRUCTURE		267	
BUILDING B PARKING STRUCTURE		47	
BUILDING C PARKING STRUCTURE		28	
SURFACE PARKING LOT 1		51	
SURFACE PARKING LOT 2		119	
SURFACE PARKING LOT 3		55	
SURFACE PARKING LOT 4		92	
SURFACE PARKING LOT 5		92	
SURFACE PARKING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



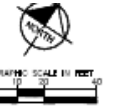
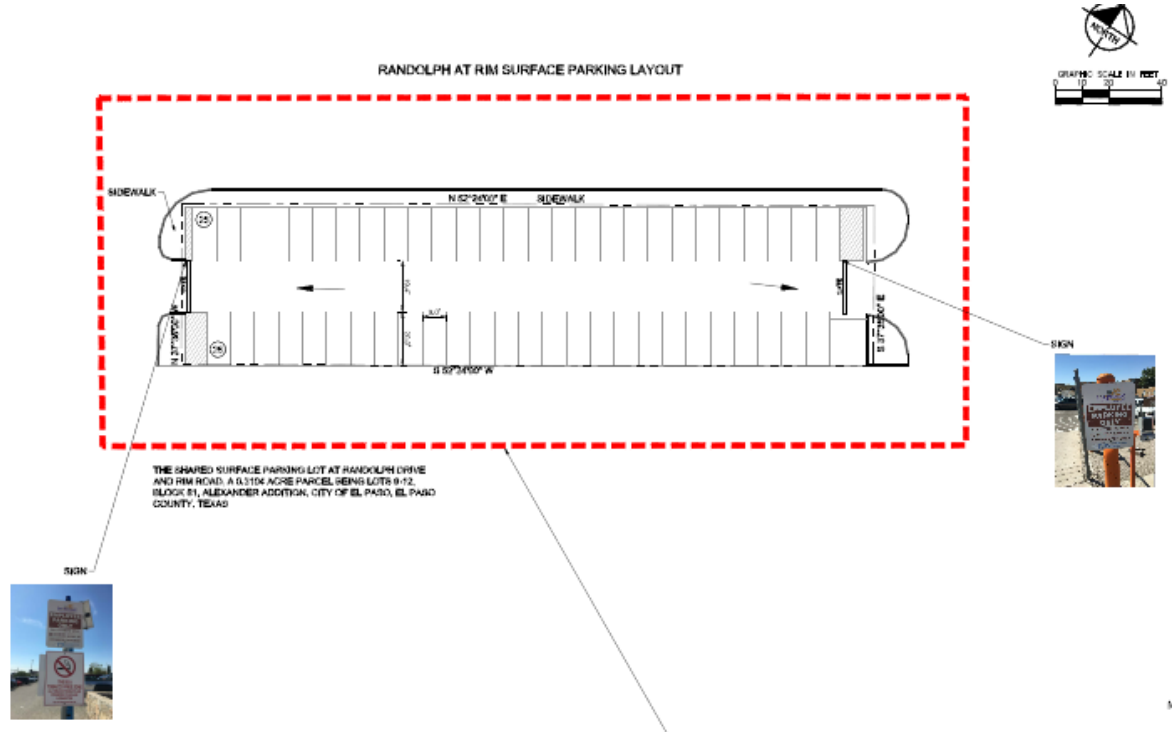
PZST17-00013



STRUCTURED PARKING LAYOUTS



TYPICAL SURFACE PARKING LOT AND SIGNAGE



"Delivering Outstanding Services"

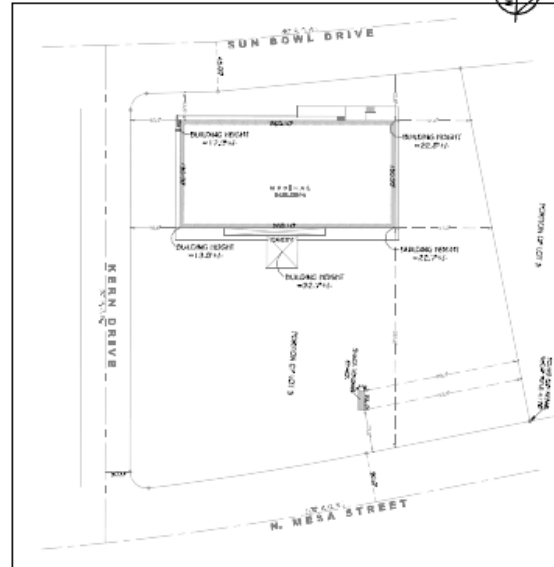


Sign



Sign

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



PROPOSED SHARED PARKING LOT-KERN DRIVE AND N MESA STREET (336 SPACES)
 OWNER: UTPI BOARD OF REGENTS
 LIFE CARE CENTER TOTAL SQUARE FOOTAGE: 30,000 SF
 PARKING REQUIRED: 50 SPACES

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



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

NOTE: ALL SURFACE PARKING LOTS DRAIN TO STREET

PERMITS
 48214-0000
 EFFECTIVE DATE: 10/16/2022
 UNSHADED ZONE C

LIGHTING SHALL COMPLY WITH CHAPTER 15.15 WHEN LOTS ARE RECONSTRUCTED.

PROPOSED SHARED PARKING LOT			
Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
20	10,000	10,000	10,000
21	10,000	10,000	10,000
22	10,000	10,000	10,000
23	10,000	10,000	10,000
24	10,000	10,000	10,000
25	10,000	10,000	10,000
26	10,000	10,000	10,000
27	10,000	10,000	10,000
28	10,000	10,000	10,000
29	10,000	10,000	10,000
30	10,000	10,000	10,000
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000
43	10,000	10,000	10,000
44	10,000	10,000	10,000
45	10,000	10,000	10,000
46	10,000	10,000	10,000
47	10,000	10,000	10,000
48	10,000	10,000	10,000
49	10,000	10,000	10,000
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64	10,000	10,000	10,000
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67	10,000	10,000	10,000
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69	10,000	10,000	10,000
70	10,000	10,000	10,000
71	10,000	10,000	10,000
72	10,000	10,000	10,000
73	10,000	10,000	10,000
74	10,000	10,000	10,000
75	10,000	10,000	10,000
76	10,000	10,000	10,000
77	10,000	10,000	10,000
78	10,000	10,000	10,000
79	10,000	10,000	10,000
80	10,000	10,000	10,000
81	10,000	10,000	10,000
82	10,000	10,000	10,000
83	10,000	10,000	10,000
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93	10,000	10,000	10,000
94	10,000	10,000	10,000
95	10,000	10,000	10,000
96	10,000	10,000	10,000
97	10,000	10,000	10,000
98	10,000	10,000	10,000
99	10,000	10,000	10,000
100	10,000	10,000	10,000

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

BLDG A



BLDG
C/D



BLDG B







N



W



E



S





PZST17-000013

