

# Amendment to: Preliminary Development Plan Submittal

September 18, 2018

## New East Lee's Summit Branch Library

## Mid-Continent Public Library

### **NARRATIVE for Selected Components of the PDP Submission**

- A. **EQUIPMENT PARAPET:** (see colored exterior elevations and renderings.)
1. Ordinance: The Uniform Development Ordinance (UDO) requires a parapet around the entire perimeter of a building, equal to the height of the tallest piece of mechanical equipment on the roof.
  2. Intent: it is understood that the intent of the UDO is to ensure unsightly mechanical equipment is screened from view, and that the screening method is attractive and consistent with the building architecture.
  3. Proposed Design: the new Library design proposes an inboard "parapet" wall, although offset from the perimeter, and inboard of the lower building mass, equal to height of tallest mechanical unit; which in effect is like moving the parapet walls inward. The south mass of the building is higher, thereby screening the equipment from any pedestrian or vehicular view point from the south. The south building mass has a sloping roof with overhangs, and has no equipment, and therefore no parapet. The Equipment Parapet material is intended to be a material used on other parts of the building facade, or at least a compatible material consistent in color and style....yet portrayed as a secondary application so as not to draw attention to it. Further the Equipment Parapet is located inboard, and behind the entry canopy, diminishing its presence. The parking lot slopes to the north such that the normal approach angle is several feet below floor level, making the view angle steeper and thus further diminishing the view of the Equipment Parapet.
  4. Request: MCPL requests that the proposed design for Equipment Parapet be accepted as meeting the intent of the ordinance.
- B. **EXTERIOR BUILDING MATERIALS:**
1. The elevation drawings call out the major materials and colors. MCPL's design team is still in the process of studying appropriate materials and variations in color. Final selections may vary slightly from that shown, but would be consistent with quality and with the landmark status of this significant civic stature.
  2. ACM is called out for some of the exterior materials, which refers to Aluminum Composite Material, which is a formed metal panel, commonly used on commercial and public buildings. It can be fabricated in various sizes and almost any color. The new Monticello Library in Overland Park is clad with this material. (See photo below.) A possible alternate material, depending on final design decisions and budget estimates, might be fiber-cement panels, which are very similar in appearance to the ACM panels.



ACM panels on new Monticello Library, Overland Park, KS.



Example of horizontal aluminum plank cladding.

**C. BUFFER YARD:**

1. MCPL is requesting a variance of the Buffer Screen requirements for the new East Lee's Summit Branch PDP along the northeast property line. The current UDO ordinance requires "High Impact Screening" (Table 14.1) between zoning category CP-2 (MCPL site) and zoning category RP-4 (Village Cooperative). While we agree that most uses in the CP-2 zoning category should have a High Impact Screening requirement between these two uses, we feel

that the nature of the Library use is a significantly lesser intensive use and would like to request a variance of the buffer/screen requirement to that of a "low impact screen/buffer. The following statements support our request.

- An argument can be made that a library use in CP-2 is a far less intensive use than "normal" CP-2 uses and therefore a lesser buffer standard should be acceptable.
- An argument can be made that a library use in CP-2 is far less intensive than a RP-4 use which would require no buffer if next to existing RP-4.
- We will hold a meeting with the facility manager at Village Cooperative (property owner to the north) to discuss the Buffer/Screen requirements to see if they have a preference.
- Native seeding and additional landscaping and trees are proposed in the area between the two uses, with similar appearance to a public park. Site lighting is designed for minimal to zero spillage and impact. The building and grounds will be modern, attractive, and well maintained, and a very desirable and beneficial neighbor.
- The new Library building is positioned approx. 300' from the NE property line, and the edge of parking lot is approx. 100 feet from the NE property line.
- The library has limited "open" hours typically 9am to 9pm. Therefore, no late night users or early morning users.
- A point could be made that a Library is a less intensive use than RP-4, and that the only other type of development with less impact than a Library might be a public park.

**D. PARKING:**

1. The UDO does not specify a required minimum quantity of off-street parking for Libraries. Therefore MCPL requests approval of a planning ratio of 4 spaces per thousand sq. ft. of gross building area. This is consistent with various modern planning guidelines for Libraries, and exceeds most ordinances from other municipalities, and is also consistent with other MCPL Branch Libraries. A range of 2.5 to 3 per thousand sq. ft is common. Normal average daily usage may only be in the 2 per thousand; yet on occasion various programs may require 4 per thousand sf.
2. See attached Parking Analysis.

**E. EASEMENT:**

1. Traffic has requested an additional access easement across the north parking lot driveway, thus connecting Battery Drive to the property directly east of the Library property, based on the need for two fire truck accesses to the east property. The width of that property on Blue Parkway would not allow two access points on the south property line. The primary access to the adjacent property will be via the access easement from Blue Parkway, that the Library is already providing, along the east property line.
2. MCPL is requesting a verification of the City's requested additional easement, based on the understanding that the east property is not large enough to require two points of access.

**F. EXTERIOR SIGNAGE:**

1. Signage as shown on the Exterior Elevations and images is proposed, and will comply with sign ordinances. The one exception to that is the large letters on the south face of the building. The ordinance limits letters to 6' in height, whereas the proposed letters are 7' high. It is requested these letters be allowed, in that they are dual purpose architectural decoration, and are appropriately scaled to the size of the building, and are facing Hwy 50.

2. Monument Signs: a location for a monument sign is shown on the Site Plan, one at each of the driveway entrances, outside of the R.O.W. Each sign will be a maximum of 6' high, and 8' long, and in compliance with the sign ordinance. Each sign will be constructed of matching and/or compatible materials to the building. Each will be either back lit or face lit. The owner may ultimately elect not to construct either or both of these signs.

# **PARKING ANALYSIS**

## **for Resubmittal for Preliminary Development Plan**

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9-18-18

#### Notes:

- Gross SF of new East Lee's Summit Branch Library as currently designed is 18,500 sf gross building area.
  - Current Site Plan: 74 spaces shown = approx. 4 spaces per 1000 sf gba.
1. **OPINION:** It is the opinion of SDA Architects and Helix Architects, as specialist in Library design, that the provided parking of 74 spaces is more than adequate for the normal day to day occupancy of the building. It is possible that on certain special occasions the occupancy of the building may reach full capacity of the parking lot.
  2. **COMMON GUIDELINES RANGE:**
    - 1 space per 300 sf of building = 62 space
    - 2.5 spaces per 1000sf = 47 spaces (= 1 space per 400 sf)
    - 3 spaces per 1000sf = 56 spaces (= 1 space per 333 sf)
    - 4 spaces per 1000sf = 74 spaces (= 1 space per 250 sf)
  3. **PER ASSEMBLY SPACE:**
    - "Places of Assembly" (Libraries are Assembly but not specifically listed in Ordinance): 1 space per 4 seats of assembly space.
    - Approx. 150 total seating div. by 4 = 38 spaces.
  4. **Springfield Zoning Ordinance:**
    - Libraries: 1 space per 300 sf: = approx.. 62 spaces.
  5. **Kansas City Mo. Zoning Ordinance:**
    - 2.5 spaces per 1000 sf = 47
  6. **Independence, Mo, Ordinance:**
    - 2.5 spaces per 1000 sf = 47
  7. **Cedar Rapids Public Library: (Iowa)**
    - 95,000 sf; 190 spaces = 2 spaces per 1000 s.f.
  8. **Woodneath Library, KCMo:**
    - 35,000 sf: 100 spaces as built = 2.8 spaces per 1000 s.f
  9. **Moline Public Library (Iowa):**
    - 71,000 sf: 216 spaces = 3.04 per 1000 s.f. (or 328 sf per space)
  10. **Joplin Public Library:**
    - 58,000 sf: 170 spaces as built = 2.9 spaces per 1000sf.
  11. **North Independence Branch Library:**
    - 48,000 sf: 138 spaces existing = 2.9 spaces per 1000