



TO: Honorable Mayor and City Council

FROM: Richard Secrist, Director

DATE: June 24, 2016

RE: Consideration of Architectural and Site Plan review Case No. ASR-16-003 (Mesquite Library) to get approval to build a new library building on a portion of the site at 105 West Mesquite Boulevard, in the General Commercial (CR-2) zone.

Recommendation

Approval of ASR-16-003 Mesquite Library subject to staff recommendations.

Background

The Clark County Library District has proposed building a new 16,000 square foot library at 105 W Mesquite Boulevard. They only need to use the north 1.7 acres of this block, not the entire 3.22 acres. So, this new library building is proposed right across the street from the existing library at 121 W First North Street.



The block the library is proposed on is Parcel 2 of a Parcel Map for the Church of Jesus Christ of the Latter Day Saints that was recorded on September 28, 1987. Parcel One is the block where the existing library and library park are located.

The City acquired Parcel 2 from the LDS Church in October of 2009. And until this recent proposal from the Clark County Library District there has been little interest in purchasing the property from the City.

Key Facts

- Current Zoning: Central Business District (CR-3) Commercial.
- Surrounding Zoning and Uses
 - North – W First North Right-Of-Way, across First North Street are the existing library and park.
 - East – Town Wash Drainage, Washington Federal Bank, Reliance Connects.
 - West – Desert Drive, and Single Family Residential homes.
 - South – Mesquite Boulevard & Ace Hardware
- In the CR-3 zoning district, a Library is listed as a “Permitted Use.”

Analysis

Site Layout and Orientation

The proposed new library building will face First North Street, across from the existing library. Plans show a generous 76' front yard setback from property line. When designing plans for the site, the applicant discovered there is a Reliance Connects trunk fiber line and easement crossing the front of this parcel. The easement ran down an access aisle in the parking lot of the old church site. And there wasn't enough room between the easement and the street for the library, so they set it back behind the easement.

It was always the intent to have some type of plaza or activity area around the library, so this large front yard is used in this way. There is a large paved plaza with community gardens, event stage, clock tower, boxed landscape planters, and trees.

Much of the parking (23 spaces) are provided in the form of 60 degree angle on-street parking on First North Street. The angled parking and bulb-outs at the pedestrian cross-walks reduce the travel way width, and will slow down traffic. The layout enhances both pedestrian and vehicular access without requiring the entire site to be used for parking.

Off-street parking is provided east of the building with access from First North Street. In order to provide both the parking and a landscaped buffer yard along the shared-use trail near the Town Wash Drainage channel, the trail will be removed and pushed further to the east.

There is a children's play area behind the library on the south side, along with Art Truck Parking, and a generous landscape buffer along the property line. There is also a service entrance drive near the southwest corner with access from Desert Drive. The initial plan shows a trash enclosure off this service entrance, but it was decided at Agency Review that this trash enclosure should be relocated to the south end of the parking lot east of the library.

Architectural Design

In keeping with the climatic conditions and a desire to lessen the impacts of the southwest heat, the building is a low, single-story structure with extended overhangs to minimize direct sunlight through the windows. Design elements common to this area will be reflected in the look of the building.

The predominant exterior wall material is a light reddish /brown sandstone veneer. The fascia and screen wall has an exterior of rusted corten steel, as is the west building façade facing Desert Drive. Having no window openings on this side of the building was once again part of the energy saving design. The County is seeking a Leed Certification as a green building, so this informs many of their design decisions.

Roof-top mechanical equipment will be screened by a light green parapet wall. This light green is complemented with orange colored accents in the signs, lettering, and some of the doors.

The Library will have 16,000 square feet of floor space made up of the traditional book stacks (160,000 volumes), various meeting rooms, administrative spaces, restrooms, and a café. A Pull-Up and Drop-Off drive-thru lane will allow patrons to pick up a coffee at the café or a book on reserve at the window. There is also a drive-by book drop-off in the parking lot.

Traffic Impacts and Safety

With the exception of the slowed traffic on this portion of First North Street, circulation will remain pretty much the same. Obviously, it is expected that traffic will increase with the new library, but surrounding streets are adequate to handle it.

Parking: This site is part of the Downtown Redevelopment District, and is also in the Central Business District (CR-3) Commercial Zone. When the City adopted the Redevelopment District Plan, a conscious decision was made to not let excessive parking requirements stifle downtown development. And as a result there is no parking requirement in the CR-3 zone.

9-7W-7: PARKING REQUIREMENTS:

- A. For parcels that are in the downtown redevelopment district, there are no parking requirements. If a property owner elects to provide parking, the surface and dimensions of the parking lot shall be pursuant to section [9-8-5](#) of this title.

Policies in the Redevelopment Plan encourage parking to be provided by the City in these areas in the form of on-street parking, parking lots and structures, and shared parking with community facilities. In the case of the library, the City is proposing to allow on-street parking to meet some of the parking requirement.

The standard for off-street parking in the code is:

3 spaces per 1,000 square feet of floor area, plus 1 space per employee

Under this standard, the library would need 60 to 63 parking spaces. They anticipate having 12-15 employees. The proposed site plan shows 22 off-street parking spaces and 23 on-street

spaces, for 45 total spaces. On its face, the proposed site is 15-18 spaces short of meeting the requirement. But patrons will also be able to use the parking lot at the existing library, and there is additional parallel parking available on surrounding streets. Between the shared library parking and on-street parking, staff believes this will work. It also leaves considerable space on-site for landscaping and public activity spaces.

At the Agency Review Meeting staff discussed the difficulties with getting Fire truck access under the first site plan submitted. A revised plan was submitted after Agency Review which shows more generous turning radii in the parking lot. It is the Proposed Site Plan dated 6/9/16 in the backup. This plan shows 25 on-street parking spaces and 19 off-street spaces.

Site Plan Approval Analysis

MMC Section 9-5-4(E) Site Plan Approval Criteria lists the criteria to be satisfied. These are set forth below with staff commentary on each.

1. Criteria: The city council or planning commission shall approve, conditionally approve or deny the site plan, based upon the following criteria. If no planning commission exists, the zoning official shall approve, conditionally approve or deny the site plan, based upon staff's determination that the following criteria are satisfied:

a. The site is capable of accommodating the building(s), parking areas and drives with appropriate open spaces and is in compliance with all requirements of these regulations.

Commentary: Yes.

b. The site plan provides for safe and easy ingress, egress and internal traffic circulation.

Commentary: Yes.

c. All development features, including the principal building and any accessory buildings, open spaces, service roads and parking areas are located so as to minimize the possibility of adverse effects on adjacent properties.

Commentary: Yes.

d. The plan is consistent with accepted land planning and site engineering design principles.

Commentary: Yes.

e. The plan represents an overall development pattern that is consistent with the general plan, design guidelines and other adopted planning policies.

Commentary: Yes.

Findings

1. Staff finds that the site layout is in compliance with all requirements and regulations and that the architectural design is in keeping with the southwest design themes found in Mesquite.
2. The Architectural Review Committee approved the site plan and building design on June 13, 2016.
3. This is a strategic property in the downtown redevelopment area. This site's development will enhance the value of the remaining City Parcel, and improve the trail along Town Wash drainage channel.

Departmental Comments

Staff recommends approval of Architectural & Site Plan Review Case No. ASR-16-003, subject to staff recommendations and Standard Conditions:

Building Department

1. Meet all applicable Building Codes and Standard Conditions.

Engineering Department

1. Standard Conditions.
2. Please provide the dimension from the back of sidewalk to the west building line.
3. It is understood that as part of the overall project, all existing drive access locations will be required to be reconstructed as commercial style drive approaches.
4. It is also understood that all other access points will be removed and replaced with sidewalk, curb and gutter.

Development Services

1. Meet all applicable Zoning Codes and Standard Conditions.
2. Once the Library District and their architects have the plans at the final Design Development stage, they should be resubmitted to the Architectural Review Committee for final review and approval before preparing construction and bid documents.
3. Signs permit applications will need to be reviewed by the Architectural Review Committee and approved prior to permit issuance.

Public Works

1. Standard Conditions as applicable.
2. Requesting architectural pop outs shown on the west crosswalk on W. First South be duplicated on the east crosswalk. East cross walk could be realigned further to east.
3. Handicap ramp on the north side of the east crosswalk will need to be constructed in new location and the old handicap ramp removed and replace with curb, gutter & sidewalk.

Sanitation

1. Standard Conditions as applicable.
2. New six inch commercial sewer lateral will need to be installed in the eight inch active sewer line in Desert Drive.

Solid Waste

1. Trash enclosures will be required on this project; they need to be designed to City of Mesquite Standards and all locations need to be approved by the Public Works Department.

Fire & Rescue Department

1. Per. Mesquite NV Fire code 503.2.4 Fire apparatus turning radius shall be no less than 52 feet outside and 28 feet inside turning radius, each end of parking lot.
2. Per: Mesquite NV Fire code 506.1 You are required to install a Knox box for access keys. Location of Knox box shall be near sprinkler riser room, fire alarm control panel and entrance to building.
3. Per: Mesquite NV Fire code 903.3.8 Buildings with an automatic sprinkler system shall be provided with a riser room that has a one hour fire separation from the remainder of the building and has an exterior door.
4. Per Mesquite NV Fire code Section C 105 The maximum distance from a fire hydrant to a fire department sprinkler connection shall be 100 feet.

Police Department

1. No Concerns.