

STAFF REPORT

April 5, 2001

No. 01UR010 - Use On Review to allow expansion of the Rapid City Public Library **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Lund Associates, Inc.
REQUEST	No. 01UR010 - Use On Review to allow expansion of the Rapid City Public Library
LEGAL DESCRIPTION	Lots 17 through 32, Block 104, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.3 Acres
LOCATION	Rapid City Public Library - 610 Quincy Street
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	High Density Residential District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Use On Review to allow expansion of the Rapid City Public Library be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, the applicant shall provide a drainage plan for the alley for review and approval;
2. Prior to issuance of a building permit, the applicant shall provide a pedestrian access plan for both Seventh Street and Quincy Street;

Fire Department Recommendations:

3. Prior to issuance of a building permit, the applicant shall provide a complete fire sprinkler plan for review and approval;

Air Quality Division Recommendations:

4. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit;

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Building Inspection Division Recommendations:

5. Prior to any construction, the applicant shall obtain a building permit and pay all related fees;
6. Prior to occupancy of the structure, the applicant shall obtain a Certificate of Occupancy;

Urban Planning Division Recommendations:

7. That all provision of the Landscape Ordinance shall be continually met;
8. That prior to City Council approval, a revised a site plan shall be submitted eliminating the parallel parking stall along the alley;
9. That prior to City Council approval, a revised a site plan shall be submitted identifying provisions for a minimum of three, twenty-three foot stacking lanes shall be provided for the drive up window; and,
10. That prior to City Council approval, a revised a site plan identifying the provisions for a minimum of a twenty-six foot aisle space, including the alley to be provided for those parking stalls backing into the alley.

GENERAL COMMENTS: The Rapid City Library is proposing an expansion of their facility located on Quincy Street. The expansion will be to the west of the existing structure and will include a second story over a parking area. Last year, the City amended the Zoning Ordinance to allow libraries as a Use On Review in the Central Business Zoning District. Before that time, libraries were not a permitted use in the Central Business Zoning District.

STAFF REVIEW: Staff has reviewed this request and has noted the following considerations:

Parking - The proposed plan identifies twenty-six parking stalls to provided on-site. Two of those stalls will meet the requirements for accessibility. The Central Business Zoning District does not require any on-site parking to be provided; however, Staff has reviewed the parking to insure that the proposed parking meets minimum standards.

The alley on the north side of the building provides direct access to seven parking stalls. One of those stalls is a parallel stall located between two, ninety degree parking stalls. This parking scenario could cause a safety issue. Cars entering and exiting the parallel stall could easily damage the two adjacent cars. Staff is recommending that the parallel stall be eliminated.

The other stalls located along the alley back into the alley right-of-way. The applicant is only identifying the twenty foot alley width for a backing and circulation aisle. The minimum standard backing and circulation aisle is twenty-six feet. Adequate room is available on the site to move these stalls to the south and maintain a twenty-six backing and circulation aisle.

The applicant has identified a drive-up window on the west side of the building. The stacking lane for the drive-up window is located to the north towards the alley. Staff is concerned with potential blockage of the alley from vehicles waiting to use the drive-up window. The minimum stacking standard for drive-through lanes is to provide adequate

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space for three cars not including the vehicle at the window. A total of sixty-nine feet of stacking lane is needed to meet the minimum standards not including the eighteen feet needed adjacent to the drive-up window. The applicant has only provided forty-three feet of stacking lane area. Staff is recommending that the applicant revise the plan to provide a minimum stacking lane of sixty-nine feet or eliminate the drive-up window.

Pedestrian Access - Staff has met with the applicant's architect regarding the construction staging area for the proposed project. Since there is a limited area for staging the construction, pedestrian access on Seventh Street and Quincy Street will need to be altered. As part of that discussion, staff has requested that a pedestrian access plan be provide prior to issuance of a Building Permit. The plan shall include a sign package, alternate route layout, and proposed barriers and other safety measure.