

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Cozby Public Library & Community Commons, Site Plan Amendment**

**P&Z HEARING DATE:** March 19, 2015

**C.C. HEARING DATE:** April 14, 2015

**STAFF REP.:** Gary L. Sieb, Director of Planning

**LOCATION:** 177 N. Hartz Road

**SIZE OF AREA:** Two acres of property

**CURRENT ZONING:** TC (Town Center)

**REQUEST:** A site plan amendment to allow exterior renovations, building and parking lot expansions to the existing library facility.

<b>APPLICANT:</b>	<b>Owner</b>	<b>Architect</b>
	City of Coppell	Hidel and Associates Architects
	Vicky Chiavetta, Director	Tony Blaas, Principal
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**HISTORY:** There has been no recent development history on the library site. It was initially constructed in 1995 and has served this community continuously since that time.

**HISTORIC COMMENT:** There is nothing of significant historic value here (other than the fact that this building was the first constructed whose sole purpose was as a free-standing library building in the city of Coppell).

**TRANSPORTATION:** Hartz Road is an improved, concrete roadway, consisting of 2.5 lanes, built to city standards within a 60 foot right-of-way. It is paved 32 feet wide.

**SURROUNDING LAND USE & ZONING:**

**North:** Town Center elementary school; TC, Town Center

**South:** single family residential; TC, Town Center

**East:** single-family residences; SF-7

**West:** elementary school playground; TC, Town Center

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Mixed Use Community Center. A library is an acceptable use in this district.

**DISCUSSION:**

This request is a Site Plan amendment to allow expansion of our public library. Basically this request would redesign the H/VAC system and enlarge the existing 28,000 square foot structure by 4,100 square feet at two locations—the northeast corner of the existing library (to add a large meeting room), and the northwest corner of the same building (to house staff support space). These spaces wrap around to the front of the building creating changes to the building face. The architect has made a concerted effort to include brick and stone that closely matches the library's current building materials, and the result compliments the original design. The existing north façade would be altered, including a proposed redesign to include an entrance drive-up to accommodate the loading and unloading of patrons. The present entrance would be changed with removal of the barrel vault for a more horizontal canopy element. On the west side of the building, a proposed and badly needed out-of-weather and covered drive-up book drop is proposed which would permit patrons to return library materials without leaving ones vehicle. Although not totally calculated, landscaping shown on the plan totals 18,600 square feet, slightly above the 17,200 square feet required. In addition, a redesign of the interior of the library, making it more efficient from both the citizen and staff perspective, is a part of this plan. Parking would be increased from 114 spaces to 120 by an extension into school property to the west, and the new floor plan design would provide a more usable format and circulation pattern for overall library use.

All in all, this library expansion will serve our community well. We support this request with minor conditions outlined below.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of this request with minor conditions including:

1. There will be additional comments during detailed engineering plan review
2. A tree removal permit will be required prior to start of construction

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

**ATTACHMENTS:**

1. Proposed Site Plan (Sheet A100)
2. Landscape Plan (Sheet L1.1 and L1.2)
3. Tree Preservation Plan (Sheets TP1.1 and 1.2)
4. Exterior Elevations (Sheets A300 and 301)
5. Colored Perspectives (Sheet A302)