1713-SUP

PUBLIC HEARING Case 1713-SUP/Twin Peaks. Public hearing, discuss, consider and take action on a recommendation regarding an ordinance changing the zoning on property located at 5260 Belt Line Road which property is currently zoned LR, Local Retail, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to add a cigar room, on application from Front Burner Restaurants, represented by Mr. Patrick Collins.

April 17, 2015

STAFF REPORT

RE:	Case 1713-SUP/Twin Peaks
LOCATION:	5620 Belt Line Road
REQUEST:	Approval of a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only
APPLICANT:	Front Burner Restaurants, represented by Mr. Patrick Collins

DISCUSSION:

Background: This property is zoned Local Retail and was originally developed as a Bennigan's Grill and Tavern with SUP approval in 1978. A new SUP was granted in 2007 to convert the Bennigan's to a new concept called 29˚ Tavern, but the conversion never occurred. Twin Peaks has occupied the building since 2010, but did not need zoning approval because they did not make any major changes to the space.

Proposed Plan: The applicant is proposing to convert a small portion of the dining room into a Cigar Lounge which will include some lounge chairs, 4 tables and a second bar area with seating for 7. The addition of the bar requires SUP approval.

Exterior Facades: The applicant is proposing no changes to the existing façade.

Parking: The restaurant is the only use on the site, so it is required to park at the standard restaurant ratio of one space per 70 square feet. This requires 101 parking spaces. The area shown on the site plan included in the packet does not cover the entire site and several parking spaces are not shown. The property provides a total of 106 spaces.

Landscaping: The site was developed prior to the current landscaping requirements with regards to coverage and quantities. The existing landscaping at the site has been inspected and is in compliance with the Town's landscape maintenance requirements.

Signs. The applicant should be aware that all signs must be permitted under the requirements of the Addison Sign ordinance, and cannot be approved through this process. The applicant should also be aware that the Town has a policy against the use of any terms, such as “bar” or “tavern”, or any graphic depictions that denote alcoholic beverages, in exterior signs.

RECOMMENDATION: APPROVAL

Twin Peaks has been a successful restaurant use in this location. Addison has several other restaurants with cigar areas. Staff recommends approval of the request for a Special Use Permit for a restaurant, and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.

Land Use Analysis

Attributes of Success Matrix

Twin Peaks, 5260 Belt Line Road **1713-SUP**

Attribute	Comment	Score
Competitive	This is a very competitive location for restaurants.	
Safe	The project will be safe.	
Functional	The Cigar Lounge with the additional bar area will add to the functionality of the space.	
Visually Appealing	The site is well maintained and is visually appealing.	
Supported with Amenities	The site is in an amenity-rich area with other restaurants, retail, offices and hotels near by.	
Environmentally Responsible	The project does not include any sustainable features.	
Walkable	The sidewalk along Belt Line is back of curb and very narrow.	
Overall Assessment	**Twin Peaks has been successful in this location. The conversion of the Cigar Lounge and addition of the bar will help them adapt to market demands.**	