1715-SUP

PUBLIC HEARING Case 1715-SUP/Public School 972. Public hearing, discuss, consider and take action on a recommendation regarding an ordinance approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on the property located at 14854 Montfort Drive, on application from Kelly Architects, represented by Mr. George Kelly.

May 14, 2015

STAFF REPORT

RE:	Case 1715-SUP/Public School 972
LOCATION:	14854 Montfort Drive
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:	Kelly Architects, represented by Mr. George Kelly

DISCUSSION:

Background: This Special Use Permit would cover the vacant free-standing restaurant building located along Montfort on the north edge of the pond. The property is zoned as Planned Development District 084-076 which was approved in 1984 and contains this building, the Prestonwood Pond office building located on the north side of the pond, and the Blue Mesa restaurant. The building originally received an SUP in 1984 to be the L'Archestrate Restaurant. The restaurant was designed to be an exclusive restaurant and private club for members only. The L'Archestrate was constructed, but never opened. Afterwards, the building housed a variety of restaurants until 1993 when it was taken over by Mi Piaci. In 2012, an SUP was approved allowing for an expansion to the existing patio, but that work was never done. Since Mi Piaci closed over a year ago, the building has been vacant.

Proposed Plan: The applicant is proposing to make major modifications to both the interior and exterior of the building in order to open a new restaurant called Public School 972. This concept currently has four other locations; three in California and one in Uptown in Dallas. It is described as a "chef-driven gastropub" that delivers, "An Education in the Art of Food and Beer."

The proposed remodel would gut the building, bring it up to current code requirements and feature a full sized kitchen, a relocated u-shaped bar, a game room, and seating for

204 on the main level. The building also has a small basement level that would feature a secondary kitchen and private dining room with seating for 16.

The applicant is also proposing a patio that would be located long the southwestern edge of the building. This would be constructed as a suspended deck around three existing trees and would cantilever over the edge of the pond. There would be 80 seats on the patio as well as a decorative fire pit. Including both floors of interior space and the patio, the total square footage of the restaurant would be 12,557 square feet.

Exterior Facades: The exterior of the building would mostly remain the same, but would be painted a darker color. Along the faces of the building fronting Montfort, a faux wall would be constructed using a mixture of masonry elements, wood, and landscape screening. These walls would be purely aesthetic and create a more modern look.

Parking: This building shares parking with the office building and the Blue Mesa restaurant. There are a total of 460 parking spaces provided on site, including spaces in the underground parking structure and under the office building. Since restaurants account for less than 40% of the total square footage, the restaurant uses are parked at 1 space per 100 square feet. Public School 972 will require 126 parking spaces. Given the size of the Blue Mesa building, and assuming the office building space is maximized and fully leased, the total required parking for the site would be 461, one space over what is provided on site. However, the office building is not currently fully occupied, nor has it been historically.

Landscaping: The landscaping proposed for this use has been reviewed by the Parks Department and found to be mostly in compliance with the Town requirements, but there are a few proposed plantings that are undersized. This is a minor detail that can be resolved during the construction process, but staff would suggest adding a condition to the SUP ordinance stating that the applicant shall be required to install landscaping that meets the minimum size requirements listed in the Town's landscape regulations.

Signage: The applicant should be aware that all signs must be permitted under the requirements of the Addison Sign Ordinance, which is separate from the zoning approval 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

This site functioned well with the previous restaurant tenants, however it has been vacant for quite some time. This was a difficult building to fill because of its size and the amount of work required to bring it up to current code requirements. Public School 972

appears to be a quality concept with a good plan for this site. 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 only, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.
- The applicant shall be required to install landscaping that meets the minimum size requirements listed in the Town's landscape regulations.

Land Use Analysis

Attributes of Success Matrix

Public School 972, 14854 Montfort Drive **1715-SUP**

Attribute	Comment	Score
Competitive	This is a very competitive location for restaurants.	
Safe	The project will be safe.	
Functional	Previous restaurant uses on this site functioned well and were successful.	
Visually Appealing	The applicant is proposing to make enhancements to the building and landscaping to update and improve its appearance.	
Supported with Amenities	The site is in an amenity-rich area with other restaurants, retail, offices and residential uses near by.	
Environmentally Responsible	The proposed landscaping consists mainly of native, drought tolerant plantings.	
Walkable	There are currently no sidewalks on this property. Sidewalks would be difficult to add given the current site configuration and landscaping. This should be addressed when the entire site redevelops.	
Overall Assessment	**This is a good site for a restaurant and Public School 972 appears to be a quality operator with a good plan for the building.**	