

1728-SUP

PUBLIC HEARING Case 1728-SUP/Yard House. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from GHA Architects, represented by Mr. Jason Bolling.

LOCATION MAP





December 10, 2015

STAFF REPORT

RE: Case 1728-SUP/Yard House
LOCATION: 5100 Belt Line Road Suite 212
REQUEST: Approval of an amendment to the existing Special Use Permit for a restaurant and Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.
APPLICANT: GHA Architects, represented by Mr. Jason Bolling.

DISCUSSION:

Background: Yard House is a current restaurant tenant in Village on the Parkway on the east side of the AMC Theater. It was approved through the Special Use Permit process in early 2014 and has been in operation for a little over a year.

As part of their approved plan, the restaurant was permitted to have an exterior patio of 2,110 square feet.

Proposed Plan: The applicant is now requesting permission to cover the patio and install vinyl roll down walls. This will allow them the flexibility to shield the patio during periods of rain and for cold weather months, but keep it open during good weather. There would be no change in the size or intensity of the use of the patio.

RECOMMENDATION: APPROVAL

Staff recommends approval of the request. Yard House has been a quality tenant for the shopping center and this will help the restaurant utilize the patio more frequently than it is able to do so now. Since this is an amendment to the existing SUP and the standard condition regarding signage is already included, there is no need to include it here.

Land Use Analysis

Attributes of Success Matrix

Yard House Restaurant, 5100 Belt Line Road, Suite 212

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Attribute	Comment	Score
Competitive	This restaurant has been very successful. This improvement will help them remain competitive year-round.	
Safe	The project will comply with the necessary building and fire code requirements and will be safe.	
Functional	These improvements will enhance the functionality of the patio.	
Visually Appealing	The canopy structure and vinyl roll down will be of high quality so as to not negatively impact the visual appeal of the area.	
Supported with Amenities	The site is in a very amenity-rich area.	
Environmentally Responsible	The site is part of larger redevelopment that remodeled existing retail spaces and will provide a new, more energy efficient center.	
Walkable	The project is very walkable.	
Overall Assessment	Yard House has been a good-quality restaurant and an asset to the Town. This patio revision will help them continue to be successful.	