1741-SUP

PUBLIC HEARING Case 1741-SUP/Arthur's Restaurant. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15175 Quorum Drive, which property is currently zoned PD, Planned Development, by amending an existing Special Use Permit for a restaurant and amending an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP

August 12, 2016

STAFF REPORT

RE:	Case 1741-SUP/Arthur's Restaurant
LOCATION:	15175 Quorum Drive
REQUEST:	Approval of an amendment to the existing Special Use Permit for a restaurant and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.
APPLICANT:	Arthur's restaurant, represented by Mr. Mohsen Heidari

DISCUSSION:

Background: The property at 15175 Quorum Drive is zoned as a Planned Development. In 1992, SUPs were approved for Lexi's Restaurant. The site then became the Capital Grille, and eventually, Arthur's. Arthur's has been granted various amendments to their SUPs over the years as the business has expended and in order to add a patio on the north side of the building.

Proposed Plan: Arthur's is now asking permission to amend their SUPs by revising the building elevations in order to cover the existing 700 square foot patio.

Facades: The applicant is proposing to cover the patio with a metal seam roof supported by steal columns. These columns will be covered in stone. This complies with the masonry requirement in the PD.

Parking: Arthur's currently meets the parking requirement. As no additional square footage is being added, no additional parking is necessary.

Landscaping: The Parks Department will assess the condition of the landscaping during the construction process. Any deficiencies will need to be corrected prior to the issuance of a certificate of occupancy.

RECOMMENDATION: **APPROVAL**

This improvement should help the restaurant maximize the use of their existing patio. Staff recommends approval subject to no conditions.