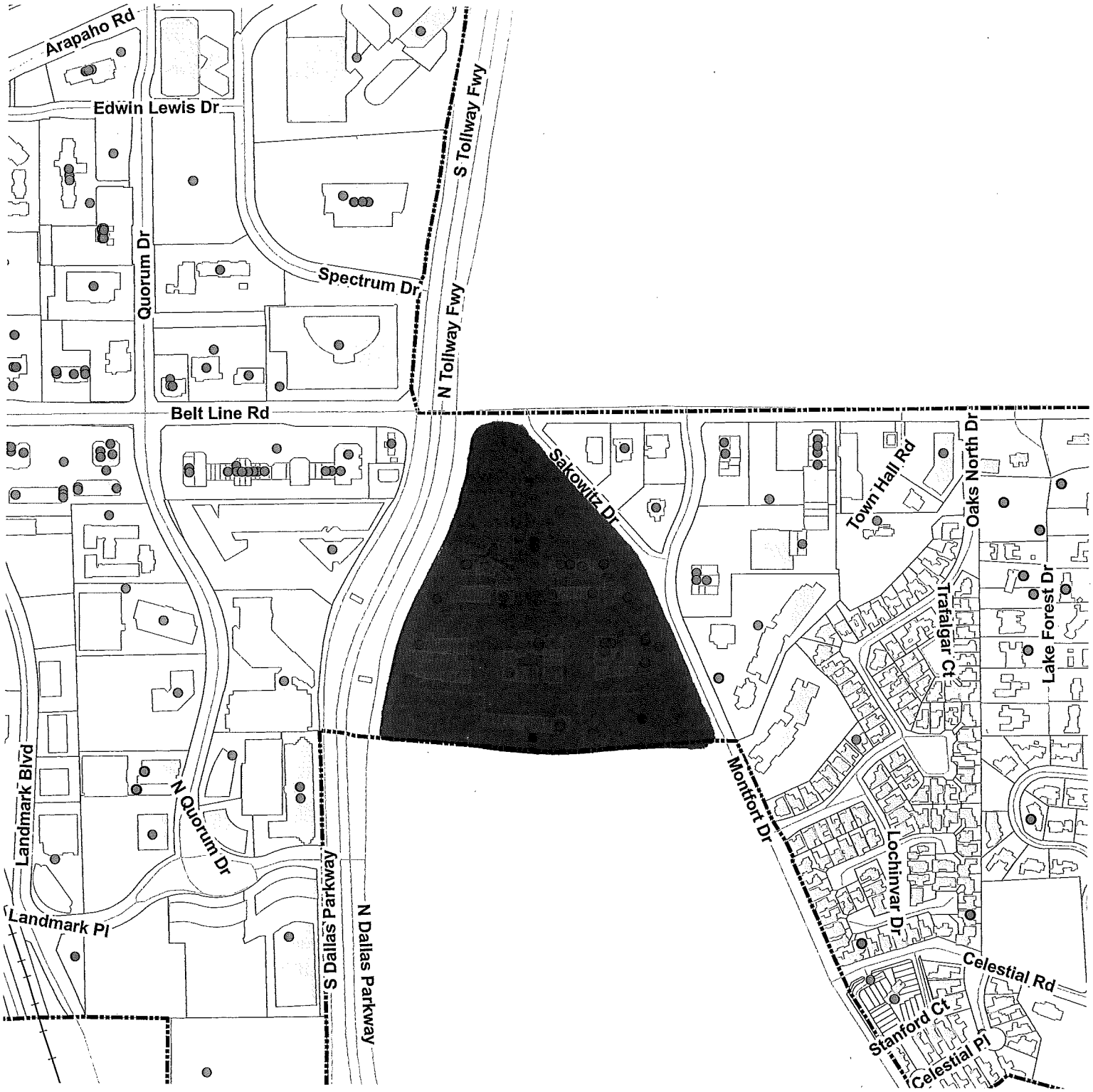
1685-SUP

PUBLIC HEARING Case 1685-SUP/Yard House. Public hearing, discussion and consideration of approval of 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 approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Yard House USA, Inc. represented by LuAron McCormack



February 27, 2014

STAFF REPORT

RE:	Case 1685-SUP/Yard House
LOCATION:	5100 Belt Line Road, Suite 212
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:	Yard House USA, Inc, represented by Ms. LuAron McCormack

DISCUSSION:

Background. This lease space is a part of the Village on the Parkway redevelopment. This is one of the two restaurants being constructed next to the new AMC Theater on the southern end of the center. This site will be immediately to the east of the theater.

Yard House is a concept originating out of Southern California and is part of the Darden family of restaurants. The Yard House model is centered on offering a large selection of draft beers and a diverse menu of American fare. Each location features a large center island bar. They currently have locations in 17 states, including Texas. However, this would be the only location in North Texas.

Proposed Plan. The floor plan features a space of 12,807 square feet including an exterior patio of 2,110 square feet. The floor plan shows a large center island bar. The plan contemplates seating for 408.

Exterior Facades. The new restaurant will feature a cement plaster stucco system that is consistent with the look of the rest of the center.

Parking. The parking requirement for the Village on the Parkway is at a mixed-use ratio of one space per 250 square feet, regardless of use. The plans show the center will provide 2,240 spaces, which is 512 spaces over the required number. 500 of those additional spaces will be provided by the 4-level parking structure on the west end of the theater. Under the approved plan for the center, the parking spaces can be provided anywhere on the site, and do not have to be provided immediately in front of the

tenant's lease space. This 12,807 square-foot space will require 52 parking spaces, which are provided on the site.

I mentioned last month that staff would like to see additional retail tenants added to provide the necessary mix of uses contemplated under the approved parking ratio. This is one of the restaurants that I was aware of when I made that statement and staff is comfortable with the amount of parking provided and its proximity to this location.

Landscaping. The landscaping at the center has been installed and inspected and is in compliance with the ordinance.

Food Service Code. The kitchen installation must meet all requirements of the Food Service Code. The Environmental Services Official has noted that the plans indicate a full-sized and good quality kitchen.

Fire and Building Code. Based on the occupancy, the building will have to be provided with fire sprinklers. This is a code requirement and does not need to be included as a condition.

Mechanical Equipment. The applicant should be aware that if any mechanical equipment is added to the roof of the restaurant, it must be screened from all adjacent properties. The screening mechanism shall be architecturally compatible, and the Building Official shall make the determination of "architecturally compatible".

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. Since this restaurant is viewable from the public right of way to the east, 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:

The Town is pleased to have Yard House come to Addison, and 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 conditions:

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

Respectfully submitted,

Charles Goff
Assistant to the City Manager

Land Use Analysis

Attributes of Success Matrix

Yard House Restaurant, 5100 Belt Line Road, Suite 212 **1685-SUP**

Attribute	Comment	Score
Competitive	This proposed restaurant will be a new restaurant for Addison and will help the Village on the Parkway become a destination for dining	
Safe	The project will be safe.	
Functional	The space will be functional. The property owner has been advised that additional retail tenants should be investigated to make the parking ratio successful long term, however that does not impact this use at this time.	
Visually Appealing	The restaurant will be visually appealing.	
Supported with Amenities	The site is in a very amenity-rich area.	
Environmentally Responsible	The site is part of larger redevelopment that is remodeling existing retail spaces and will provide a new, more energy efficient center. Landscaping has also been addressed in an environmentally responsible manner.	
Walkable	The project is extremely walkable.	
Overall Assessment	**This is a good-quality restaurant and will be an asset to the Town.**	

Case 1685-SUP/Yard House
February 28, 2014

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 27, 2014, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located 5100 Belt Line Road, Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving for that property 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 condition:

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

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler
Voting Nay: none
Absent: none