

1744-SUP

PUBLIC HEARING Case 1744-SUP/K Grill. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4021 Belt Line Road, Suite 302, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





August 12, 2016

STAFF REPORT

RE: Case 1744-SUP/K Grill
LOCATION: 4021 Belt Line Road Suite 302
REQUEST: Approval of a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only
APPLICANT: Aton Enterprises, LLC represented by Choon Tanaka

DISCUSSION:

Background: This leased space is part of the Belt Line Square retail center at the corner of Belt Line Road and Runyon Road. The site was originally zoned from Industrial-1 to Local Retail in 1980 and developed in 1981. In 2013, the property was acquired by its current owners and underwent extensive exterior renovations. This suite was originally part of the Jason's Deli space which occupied the center from 1985 until it relocated to Addison Walk in 2011.

K Grill is a fast casual Asian concept. This would be their first location in the area.

Proposed Plan: K Grill will occupy 2,320 square feet of interior space with no patio. The floor plan shows a good sized kitchen and a dining area with seating for 63.

Facades: The applicant is not proposing to adjust the existing facades which are a mix of stone, stucco and painted CMU.

Parking: The center is zoned Local Retail. Since this and the other restaurant uses on the site do not constitute over 40% of the total square footage of the center, this space will receive the mixed use ratio of 1 space per 100 square feet. Given the square footage of the restaurant, the use will require 24 parking spaces. The site has a total of 233 spaces and can accommodate the spaces required for this use.

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 WITH CONDITION

K Grill is a new concept to Addison. This should help bring additional vibrancy to this retail center. Staff recommends approval subject to the following condition:

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

Land Use Analysis

Attributes of Success Matrix

K Grill, 4021 Belt Line Road Suite 302

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Attribute	Comment	Score
Competitive	Restaurants west of Midway Road have mixed levels of success. This center is currently mostly vacant. The hope is that this will help catalyze further occupancy in the center.	
Safe	The project will be safe.	
Functional	The site is functional.	
Visually Appealing	The building facades were recently renovated. However, due to its age, the landscaping does not comply with current standards.	
Supported with Amenities	The restaurant will be supported by the adjacent residential and office uses.	
Environmentally Responsible	This use is a good re-use of an existing space.	
Walkable	The pedestrian improvements contemplated in the Belt Line Utility undergrounding will improve pedestrian connectivity by widening the sidewalk.	
Overall Assessment	K Grill is a new concept to Addison that should help add vibrancy to this center and provide another restaurant offering west of Midway.	



Case 1744-SUP/K Grill
August 16, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2016, voted to recommend approval of ordinance changing the zoning on property located at 4021 Belt Line Road by approving 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 relating to alcoholic beverages in exterior signage.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Robbins

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none