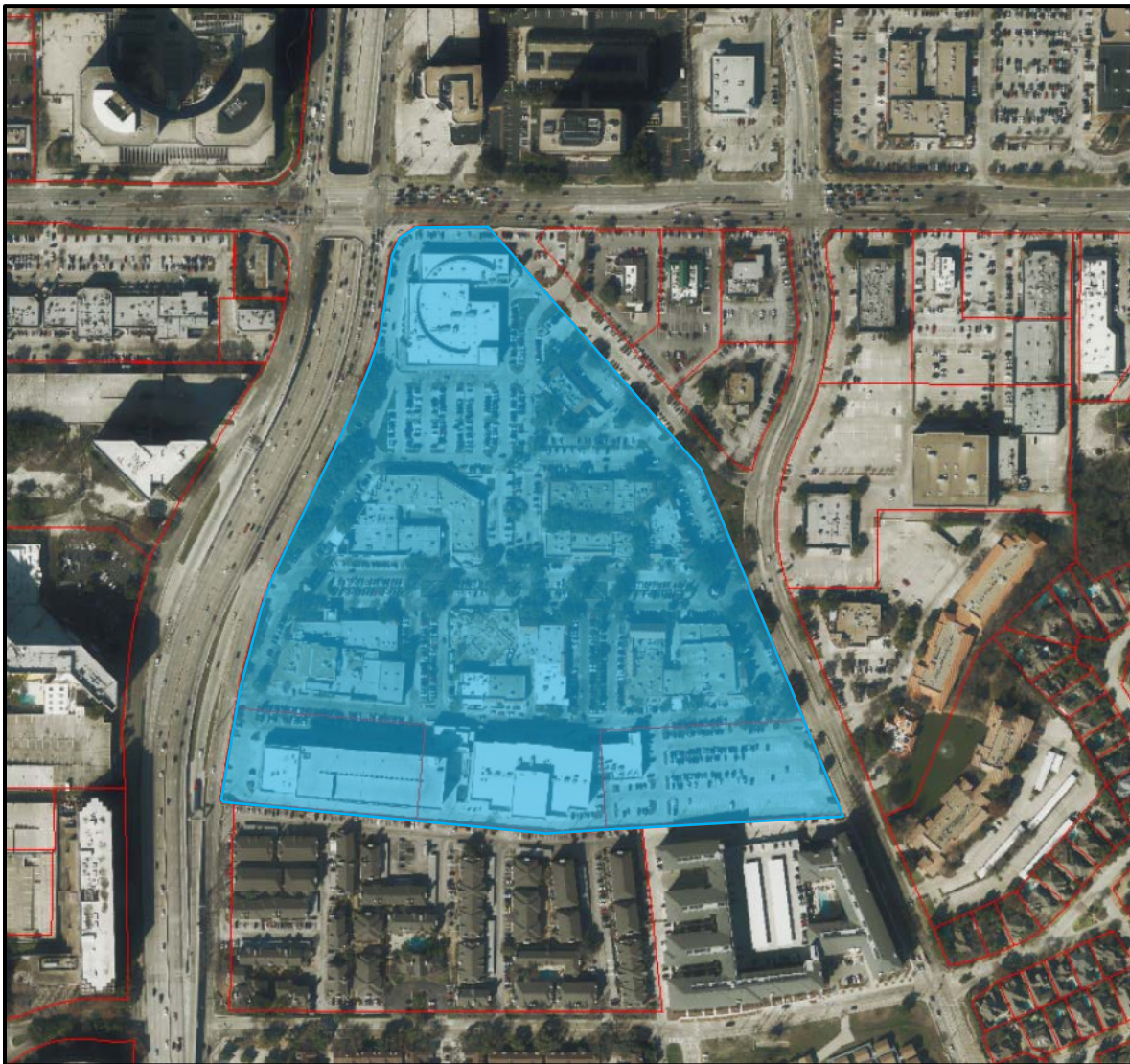


1778-SUP

PUBLIC HEARING Case 1778-SUP/MidiCi Pizza Napoletana. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 504, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





June 14, 2018

STAFF REPORT

RE: Case 1778-SUP/MidiCi Pizza Napoletana

LOCATION: 5100 Belt Line Road Suite 504

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on premises consumption only

APPLICANT: Michelle Fang, The Fang Group, LLC

DISCUSSION:

Background: This application is for a leased space within Village on the Parkway. The property has been under redevelopment since 2012, as seen through the addition of Whole Foods, AMC and many other new restaurant and retail uses.

MidiCi Pizza Napoletana, part of the Menchie's frozen yogurt franchise system, is a new pizza chain that combines upscale and high-quality food with fast service and affordable prices. The restaurant would offer personalized Neapolitan appetizers (antipasto), authentic Italian desserts, and brunch specials on weekends. MidiCi has over forty locations nationwide, one in Fort Worth and one in West Village, with 4 additional locations coming soon to Euless, Preston Hollow, Allen, and Mesquite.

Proposed Plan: The applicant is proposing to open a restaurant and sell alcoholic beverages for on premises consumption only near the southern edge of Village on the Parkway, directly across from the AMC movie theater. The restaurant would total 3,182 square feet, inclusive of the adjacent outdoor 718 square-foot patio. The floor plan shows a curved full-service bar area, in combination with a pizza toppings bar and a wood-burning oven, a living 21-foot olive tree, and seating for 86.

Parking: With the success of the redevelopment efforts to this point, parking has been a concern for several years at Village on the Parkway. The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet. The development plans show that 2,240 spaces are provided, which is approximately 600 spaces more than the required number.

Under the approved plan for the center, the parking can be provided anywhere on the site, and does not have to be immediately in front of the tenant's lease space. In response to concerns

about the availability of parking, staff and the property owner have developed a parking plan that has been in place for the last several months. This plan limits the amount and location of valet spaces. Since the implementation of this parking plan, staff has not received any complaints about the parking at this center.

RECOMMENDATION: APPROVAL WITH CONDITIONS

MidiCi is a fast growing fast-casual chain offering upscale ambiance and imported menu ingredients. The proposed restaurant would activate a currently vacant space and provide a new type of dining experience, with proposed operating hours not exceeding 11pm.

Staff recommends approval of the request, subject to the following condition:

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



Case 1778- SUP/MidiCi Pizza Napoletana

June 19, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 19, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 504, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, with the following condition:

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

Voting Aye: Dougan, Groce, Meleky, Resnik, Souers

Voting Nay: none

Absent: Wheeler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none