



January 10, 2019

STAFF REPORT

RE: Case 1789-SUP/Sunny Street Cafe

LOCATION: 14380 Marsh Lane Suite H

REQUEST: Approval of a Special Use Permit for a restaurant only

APPLICANT: Mike Clark, Landry Architects

DISCUSSION:

Background: This application is for a leased space within the Brookhaven Village shopping center, which has been under redevelopment since 2017. Brookhaven Village is part of the Vitruvian Park Development and is included in Vitruvian Parks' Planned Development District. The proposed Sunny Street Café is to be located within the newly constructed Building B, directly north of the existing Tom Thumb building.

Headquartered in Columbus, Ohio, there are approximately 10 Sunny Street Cafes in the Dallas Fort Worth area. Sunny Street Café is a breakfast and lunch restaurant with a focus on fresh food, warm atmosphere and the surrounding community. The café will operate 7 days a week from 6:30 a.m. – 2:30 p.m., offering breakfast and lunch fair all day, without alcohol service.

Proposed Plan: The applicant is proposing to open a restaurant, with a patio, in the southern most suite of Building B in the Brookhaven Village shopping center. The restaurant would total 4,258 square feet, inclusive of the adjacent outdoor 1,058 square-foot patio. The floor plan shows a large food service counter surrounded by the dining area, seating 118, a waiting area at the front entry, and an outdoor patio, seating 40.

Parking: The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet and restaurant uses to be parked at 1 space per 100 square feet. The development plans for this center show a total of 556 provided parking spaces, with 150 spaces provided specifically for Building B. The proposed 4,258-square foot restaurant space would require 43 parking spaces.

RECOMMENDATION: APPROVAL

Sunny Street Café is a fast-growing casual chain offering an all-day breakfast and lunch menu in a warm atmosphere. This area of the Town is experiencing continued redevelopment and population growth, with Vitruvian Park right around the corner, most recently approved Vitruvian West Phase 2 and 3 residential developments, and much more planned in the future. Staff believes that a family-oriented, neighborhood gathering place would be a welcomed addition in this part of Town.

Since the applicant is not requesting the ability to serve alcohol, the Town's standard condition regarding references to alcohol in exterior signage is not necessary. Staff recommends approval of the request, subject to no conditions.



Case 1789-SUP/Sunny Street Cafe

January 15, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 15, 2019, voted to recommend approval of an changing the zoning on property located at 14380 Marsh Lane, Suite H, which property is currently zoned Planned Development (PD), through Ordinances 007-034, O16-017, and O16-018, by approving a Special Use Permit for a restaurant only, without conditions.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none