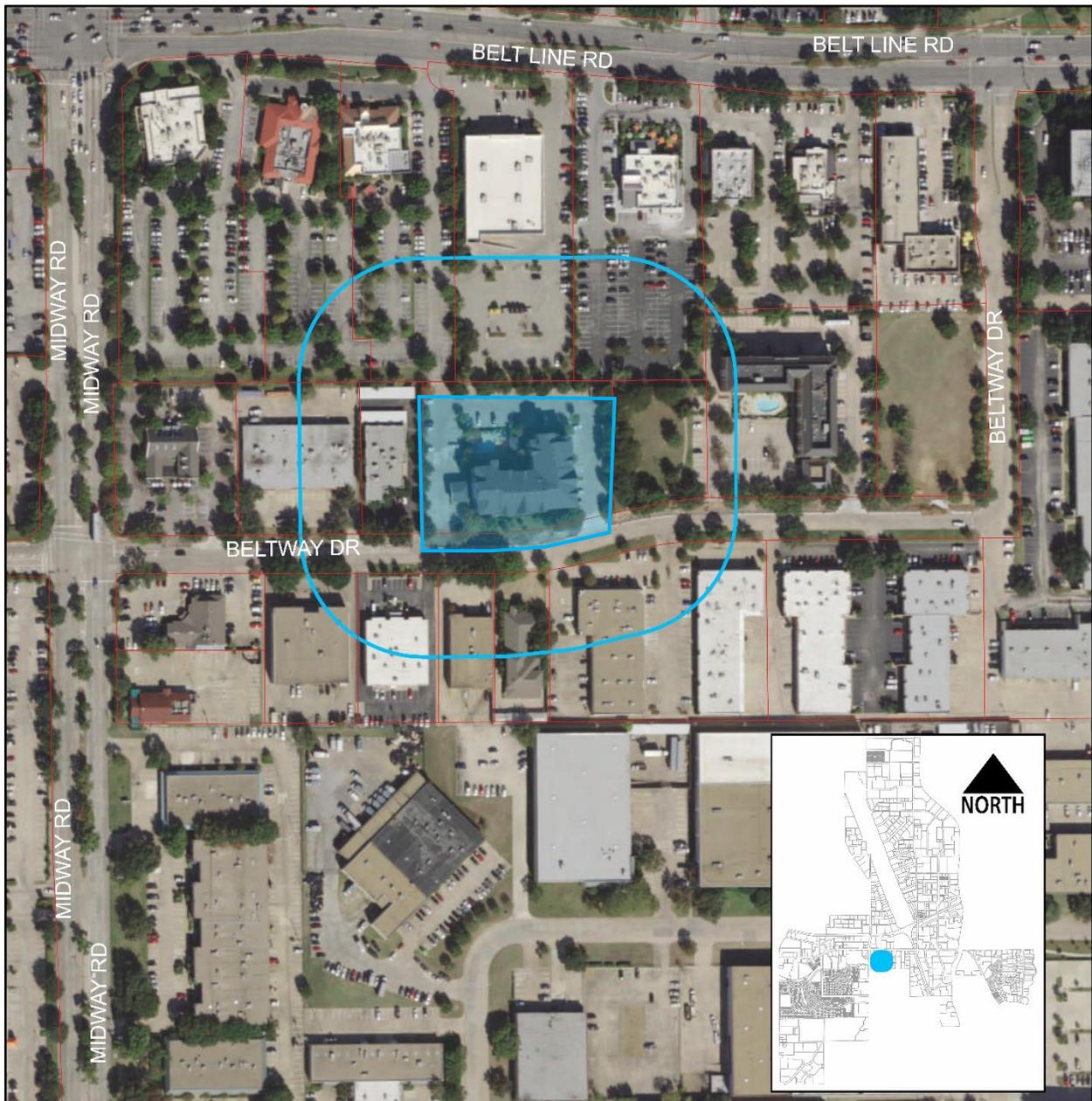


1801-Z

PUBLIC HEARING Case 1801-Z/Holiday Inn. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit.

LOCATION MAP





June 14, 2019

STAFF REPORT

RE: Case 1801-Z/Holiday Inn
LOCATION: 4355 Beltway Drive
REQUEST: Approval of an amendment to the existing Planned Development District zoning to allow for the sale of alcoholic beverages for on-premises consumption only with approval of a Special Use Permit, and for approval of such Special Use Permit, in order to permit Holiday Inn to sell alcoholic beverages to their customers for on-premises consumption only, within the hotel's dining area
APPLICANT: Michael Stubbs, Mayse & Associates

DISCUSSION:

Background: The 1.671-acre property located at 4355 Beltway Drive has been operating as a hotel since 1995, through Ordinance O95-007. Currently operating under the Holiday Inn brand, the hotel underwent extensive renovations in the last two years, transitioning the hotel from a Holiday Inn Express & Suites to Holiday Inn & Suites, which included the expansion of the kitchen, dining area, and creation of a bar area.

At the time of the renovation, the intent was to utilize the bar area for non-alcoholic beverages, however, the Holiday Inn brand standards require all Holiday Inn & Suites to provide alcohol service. Ordinance O95-007 provides for a hotel use, but not alcohol sale. In order to allow alcohol sales on premises, the permitted uses of Ordinance O95-007 have to be amended and a Special Use Permit obtained. Therefore, in order to maintain operations under the Holiday Inn brand, the applicant is requesting to amend the existing ordinance and to approve a Special Use Permit to allow the sale of alcohol beverages for on premises consumption only, within the newly renovated dining area.

The site was developed in 1995 and was required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, they become applicable at such time a property is rezoned, including an application for a Special Use Permit.

Proposed Plan: The applicant is requesting approval of an amendment to the permitted uses in existing Ordinance O95-007 to allow for the sale of alcoholic beverages for on-premises consumption only with approval of a Special Use Permit, and approval of such Special Use Permit to allow alcohol service within a total of 1,690 square feet. The Special Use permit area is inclusive of the of dining, bar, and kitchen, located on the ground floor of the hotel, just off the lobby and entrance area. The space will seat a total of 48 people, 40 seats in the dining area and eight seats at the bar.

Parking: Hotels are required to be parked at a ratio of 1 parking space per room. The hotel has 100 rooms and provides 102 parking spaces on site. Since the dining area is meant for guests only and will not be advertised for the use of the general public, no additional parking is required.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The applicant will be removing some of the hedges along the northern property line, where parking lot access is provided to the adjacent property, in order to comply with visibility triangle regulations. The applicant will also plant additional shrubs along the west, north, and east property lines in order to comply with parking lot screening and replace dead/missing shrubs and groundcover throughout the property.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

In 2015, the Town amended the definition of a hotel by requiring certain amenities for hotels including 5,000 square feet of meeting space. This was intended to encourage more full-service concepts. By doing so, this property was made non-conforming because, while it has two meeting rooms, it does not provide enough meeting space to meet the revised requirements. The hotel has made significant efforts to upgrade and renovate the property to provide higher quality accommodations under the Holiday Inn & Suites brand. In order to be able to maintain the brand, the hotel is required to provide alcohol service to its customers for on premises consumption. Staff believes the changes that have been made move the property closer to the intent of the revised definition.

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 1801-Z/Holiday Inn

June 18, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 18, 2019, voted to recommend approval of an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit, subject to the following condition:

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

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

Voting Nay: none

Absent: Wheeler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none