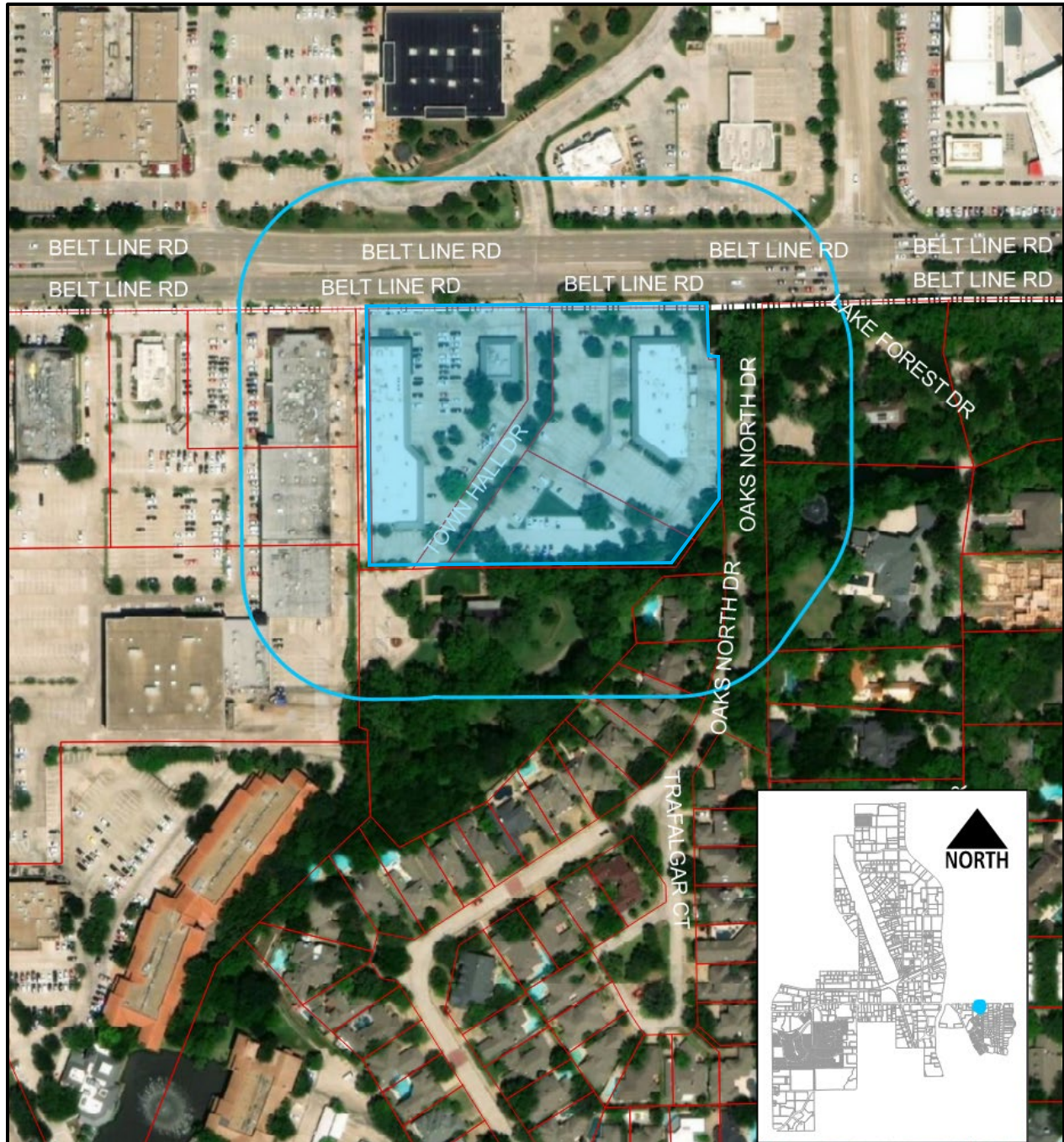


# 1805-SUP

**PUBLIC HEARING** Case 1805-SUP/Chamberlain's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5330 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 496, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

## LOCATION MAP





November 13, 2019

## STAFF REPORT

RE: 1805-SUP/Chamberlain's

LOCATION: 5330 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to allow a floor area increase in order to accommodate additional seating, second bar area, expanded shared prep kitchen space, and office space

APPLICANT: Jeff Barker, Chamberlain's Steak & Chop House

## DISCUSSION:

Background: Chamberlain's Steak and Chop House took over this space, through Special Use Permit ordinance 093-010 in 1993. In 2005, Chamberlains expanded into an adjacent vacant lease space, through Ordinance 005-033 in order to expand the restaurant and provide a private banquet room, which has most recently been utilized as the dining area and cigar lounge.

Chamberlain's has been continuously operating since 1993 and is again ready for expansion. The applicant is proposing to expand into the adjacent 1,367 square-foot vacant lease space in order to expand the dining and cigar lounge area, create a second bar area, and expand the shared prep kitchen space and office space. These actions trigger the requirement for a new Special Use Permit (SUP).

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption only. The restaurant would now total 8,993 square feet. The floor plan shows an open dining and bar area seating 65 people, bringing the total seating capacity for the entire restaurant to 170 seats.

Parking: This property is zoned Planned Development, PD, through Ordinance 496, which requires a parking ratio of 1 space per 100 square feet for restaurants. The restaurant is currently required to have 77 parking spaces. With the expanded square footage, the restaurant is now required to have 90 parking spaces. The overall site plan shows a total of 369 parking spaces provided on site. Based on current uses and occupancies, accounting for Chamberlain's expansion, the total parking requirement for the entire site is 275, leaving an excess of 94 parking spaces.

Exterior Facades. The new restaurant will not be making any changes to the existing brick façade except relocating the entrance door and replacing the existing door with brick and shutters to match.

Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Staff has reviewed the Landscape Ordinance requirements and is proposing that in cases such as this, where the SUP area is less than 25% of the total shopping center, should not be required to bring the entire site into compliance. While the landscape Ordinance strives to bring the Town's properties closer into compliance, it becomes a burdensome requirement when an entire property is faced with the requirement even if only a small portion is proposed for a Special Use Permit amendment. Based on the size of Chamberlain's SUP area, as compared to the entire shopping center, Staff believes that the Landscape Requirement should be waived at this time.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Chamberlain's Steak and Chop House and Chamberlain's Cigar Lounge have been the staples of this community, continuously operating from 1993.

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 1805-SUP/Chamberlain's

November 19, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 19, 2019, voted to recommend approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to allow expansion in floor area 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, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none