

# 1808-SUP

**PUBLIC HEARING** Case 1808-SUP/Remington's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow relocation and expansion of the bar area within an existing restaurant space.

## LOCATION MAP





January 16, 2020

## STAFF REPORT

RE: 1808-SUP/Remington's

LOCATION: 4580 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 relocation and expansion of the bar area within an existing restaurant space

APPLICANT: Heather Smith, Halo Studio Designs

### DISCUSSION:

Background: This restaurant space is located within a small shopping center at the southwest corner of Belt Line Road and East Beltwood Parkway, which includes two other tenants, Addison Point and FedEx. Remington's Seafood Grill has occupied this restaurant space since 1979. In 1977, the space was approved as Sassi's Restaurant through Ordinance 360 and ultimately sold to Bill Tillett and Bill Remington in 1979 to continue restaurant operation specializing in oysters and seafood.

The applicant is proposing interior renovations and kitchen improvements, which are to include an upgraded grease trap. A part of the renovation includes relocating and expanding the bar area within the existing 3,965 square foot 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 maintain a total square footage of 3,965, inclusive of a 405 square foot bar area, seating 22. The remainder of the area is used for kitchen and dining, seating 129.

The floor plan shows that a majority of the existing floor plan will remain the same, with the exception of the bar being moved away from the back wall, closer to the center of the space, and slightly larger than existing.

Parking: This property is zoned Local Retail, LR, which requires a parking ratio of 1 space per 70 square feet for restaurants, in centers where restaurant square footage is more than 40% of the total building area, and 1 space per 200 square feet for retail space. This restaurant space is currently required to provide 57 parking spaces, the adjacent Addison Point restaurant, is required to provide 59 parking spaces, and the FedEx retail space is required to provide 30 parking spaces. The total parking requirement for this site is 146 parking spaces. The overall site plan shows a

total of 116 parking spaces provided on site. Given that the request for this restaurant space does not change the overall square footage, Staff believes that the parking requirement should not hinder this case.

Exterior Facades. Façade plans indicate that no exterior façade changes are being proposed.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Previously, Staff had proposed that in cases where the SUP area is less than 25% of the total shopping center, the entire site should not be required to be brought into compliance. In this case, the requested SUP area is 29% of the total shopping center.

The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance. The site currently has 4% landscape coverage, out of the required 20%, and a 5-foot landscape buffer along both street frontages, out of the required 25 feet, with very little existing shrubbery. The landscape plans show that new shrubs will be planted within the buffer in order to meet the parking lot screening requirement. The plans also show that where possible, area will be converted to landscaping and 5 shade trees will be planted in newly cut diamond tree beds throughout the parking lot in an effort to meet the shade tree requirement. As a result, the landscape coverage will increase to 4.7%. Given the existing conditions and limitations of this site, Staff believes that while the landscape plans do not fully meet all the requirements, the proposed improvements move the site closer into compliance while balancing the need to maintain sufficient parking.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Remington's Seafood Grill has been a continuously operating restaurant space since 1979 without undergoing major renovations. The proposed renovation and bar relocation provide a facelift to one of the Town's older restaurant spaces, allowing it the opportunity to remain relevant among the influx of newer restaurant concepts. Staff believes that the property owner has put forth the effort to provide as much landscaping as possible without losing parking spaces.

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

- Prior to the issuance of a building permit for the bar relocation and expansion, the applicant must upgrade the grease trap per the Town's Environmental Health Department requirements.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



Case 1808-SUP/Remington's

January 21, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 21, 2020, 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 permit relocation and expansion of the bar area within an existing restaurant space subject to the following conditions:

- Prior to the issuance of a building permit for the bar relocation and expansion, the applicant must upgrade the grease trap per the Town's Environmental Health Department requirements.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none