

1813-SUP

PUBLIC HEARING Case 1813-SUP/Duck Donuts. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Rd, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant.

LOCATION MAP





June 9, 2020

STAFF REPORT

RE: 1813-SUP/Duck Donuts
LOCATION: 3765 Belt Line Road
REQUEST: Approval of a Special Use Permit for a restaurant to permit a new restaurant with a patio.
APPLICANT: Randi LaFerney, Duck Donuts
DISCUSSION:

Background: This address is for a space located within the Addison Plaza shopping center on the northeast side of Belt Line Road and Marsh Lane. This property is zoned PD, Planned Development, through Ordinance O92-037.

This space was previously occupied as a retail use, most recently by Papa Murphy's Pizza. Duck Donuts, has been operating as a takeout only retailer since they opened in 2019. They now would like to add tables and chairs to allow customers to consume food on the premises. This reclassifies their use from retail to restaurant and requires a Special Use Permit (SUP).

Originating in Duck, North Carolina, Duck Donuts is a fast growing, family friendly, donut chain offering a wide variety and eclectic flavor combinations of made to order cake donuts.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant only, without alcohol service. The floor plan shows 1,590 square feet, inclusive of a 72 square-foot outdoor patio area. The floor plan shows a large kitchen, prep area, and service counter with a dining area seating 15 and patio seating four.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for restaurant uses. This space is required to have 16 parking spaces. There are currently 139 parking spaces provided on site, with a total of 134 parking spaces required based on current tenants and uses.

Exterior Facades. The tenant will not be making any changes to the existing façade.

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 Duck Donut's SUP area, as compared to the entire shopping center, Staff believes that the Landscape Requirement should be waived at this time.

RECOMMENDATION: **APPROVAL**

Duck Donuts has been operating at this location since July 2019 and has had multiple customer complaints about not having any tables and chairs for an option to eat on premises. Adding seating to this establishment does not significantly impact the parking requirement and provides the tenant with better opportunity for a successful operation.

Because the concept will not provide alcohol service, Staff recommends approval without conditions.



Case 1813-SUP/Duck Donuts

June 16, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 16, 2020, voted to recommend approval of a Special Use Permit for a new restaurant without conditions.

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