



March 11, 2021

**STAFF REPORT**

RE: 1823-Z/4525 Belt Line Road

LOCATION: 4525 Belt Line Road

REQUEST: To amend existing Planned Development district 089-015, providing for modified uses, and approve a Special Use Permit for a brewpub and restaurant with the sale of alcoholic beverages for on-premises consumption only.

APPLICANT: Clint C. Norton, Oak'd Addison, LLC

**DISCUSSION:**

Background: This request is specific to the 1.75 acre property located at 4525 Belt Line Road, which is part of a larger Planned Development (PD) District, through Ordinance 089-015, encompassing approximately 11.66 acres of land located between Arapaho Road and Belt Line Road, just West of the Beltway Drive intersection. The property currently houses a vacant restaurant building, formerly occupied by Chamberlain's Fish Market.

The applicant, Oak'd Handcrafted BBQ and Brewery, is a new local concept, with one location currently operating off of Greenville Avenue in Dallas. The restaurant and brewpub focuses on craft BBQ options of prime and Wagyu smoked meats, as well as four types of craft beer selections brewed onsite.

The applicant is proposing a new restaurant with an expanded patio and a small brewery component, classifying this space as a brewpub. Brewpubs are allowed in PD districts, where they are explicitly called out as an allowed use, through a Special Use Permit (SUP). Since the existing PD does not state that a brewpub is an allowed use, the proposed concept requires amending the existing PD District to provide for modified uses, as well as a new SUP.

It should be noted that while the Town's definition of a brewpub allows for off-premises consumption, the on-premises consumption requirement will apply solely to the restaurant use. If the applicant failed to establish the brewpub use or if that use was abandoned in the future, sale of alcohol for off-premises consumption would not be permitted.

Proposed Plan: The applicant is requesting to amend the existing PD District 089-015 to include brewpub as an allowed use through an SUP only within the 1.75 acre property addressed as 4525 Belt Line Road. The applicant is also requesting approval of a new brewpub and restaurant, with the sale of alcoholic beverages for on-premises consumption only, exclusively applying to the restaurant use. The proposal includes a total floor area of 10,088 square feet, consisting of 6,647

square feet of interior building, 600 square feet of open-air smoke shed, and a total patio area of 2,841 square feet.

The floor plan shows that a majority of the existing floor plan will remain the same, with the exception of the open-air smoke shed, patio expansion, bar reconfiguration, and the addition of a small brewery component.

Parking: PD Ordinance 089-015 requires a parking ratio of 1 space per 70 square feet of floor area for free standing restaurants, requiring a total of 144 parking spaces. The overall site plan complies with these minimum parking requirements by providing 154 parking spaces on site.

Exterior Facades. Façade plans show that the majority of the existing brick elevations will remain unchanged, except for additional glazing on the west and south facades, and a new metal wainscot around the smoke shed. PD Ordinance 089-015 requires at least 80% masonry on all exterior facades, and front and side walls of brick or stone veneer. All facades exceed these requirements.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they undergo a zoning process. The landscape plans have been reviewed for compliance with the Landscape Ordinance. The site currently has 12.5% landscape coverage, out of the required 20%, and the plans show an increase of landscape coverage to 13.2%. Instead of full landscape compliance, the applicant is proposing to fully comply with the Master Transportation Plan (MTP) sidewalk improvements by replacing the existing five-foot sidewalk with a new eight-foot sidewalk and associated landscape improvements. While the landscape plans do not fully meet the 20% landscape coverage requirement, the proposed improvements move the site closer to compliance while balancing the financial feasibility of providing desired sidewalk improvements along Belt Line Road.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, compliance with the MTP should occur, where feasible. The Belt Line Road corridor standards call for an eight-foot parkway buffer from the road, an eight-foot sidewalk, and at least a four-foot landscape buffer. The applicant is proposing to make the necessary sidewalk improvements to meet the MTP requirements.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Oak'd Handcrafted BBQ and Brewery is a new concept providing craft BBQ and craft beers in a laidback atmosphere, offering an expansive outdoor patio experience. Chamberlain's Fish Market did well in this location for many years, only closing its doors as a result of the COVID-19 pandemic. With the significant patio expansion, this new concept should provide a relaxed atmosphere while still offering enough visibility to help activate this segment of Belt Line Road.

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

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



Case 1823-Z/4525 Belt Line Road

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 4525 Belt Line Road, currently zoned Planned Development (PD), through Ordinance 089-015, by amending the permitted uses and approving a Special Use Permit for a brewpub and restaurant, with the sale of alcoholic beverages for on-premises consumption only, specific to the restaurant component, 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, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none