

**4525 Belt Line Road
Oak'd BBQ
PD Amendment and
Special Use Permit
(1823-Z)**

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a white triangle pointing downwards and a grey triangle pointing upwards.

Case 1823-Z 4525 Belt Line Road

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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.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed uses and review for compliance with the PD Concept Plan / Development Standards, and other Town requirements, where applicable.



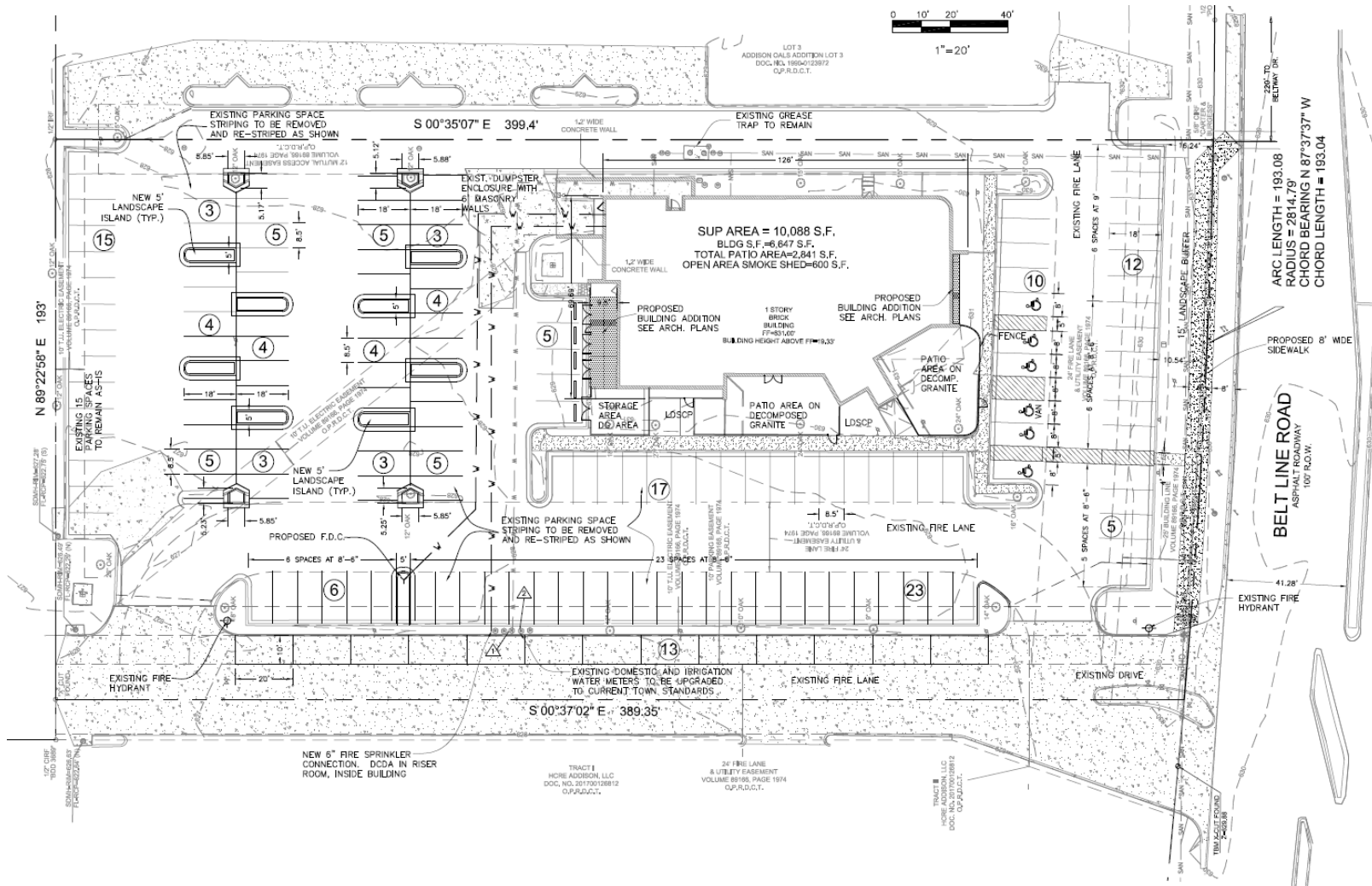
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PROJECT HISTORY:

June 1989 – Zoned to PD as part of an 11.66 ac. district; SUP granted for restaurant with alcohol sales for on premises consumption

Present – vacant, former home of Chamberlain's Fish Market



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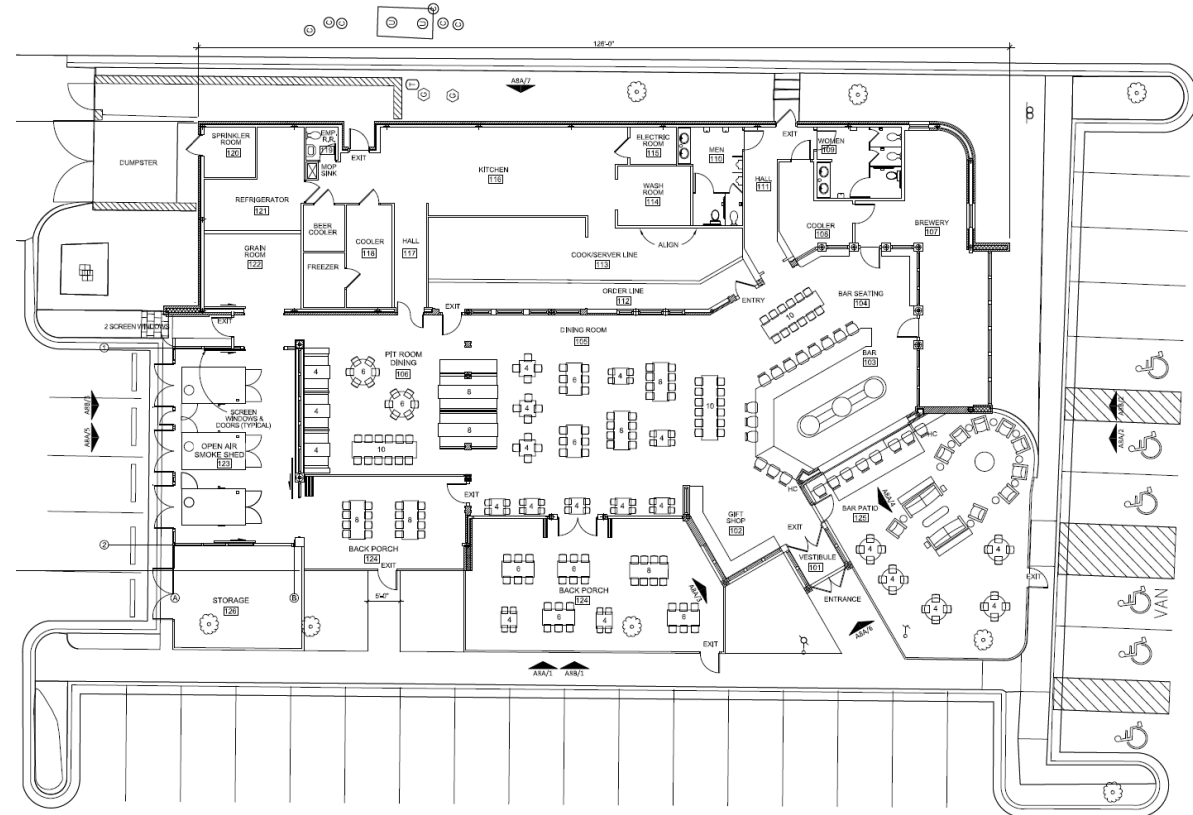
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Brewpub Use

- Small brewing operation intended for limited onsite production
- Allows for alcohol sales for off and on premises consumption

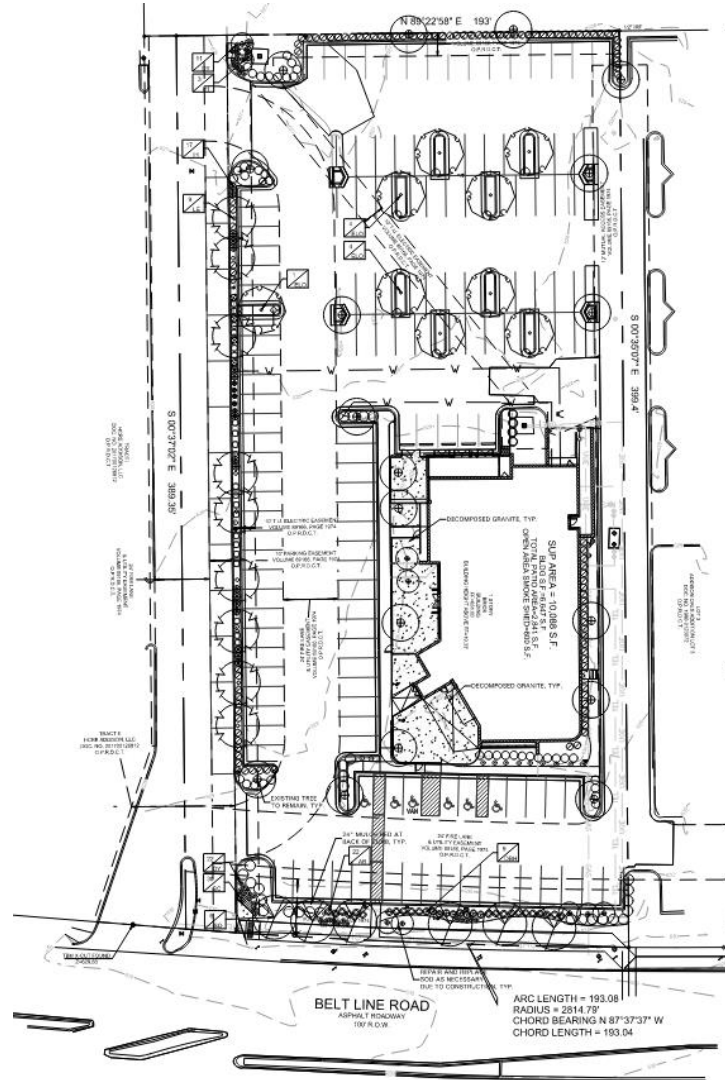
Restaurant Use:

- 6,647 SF of interior floor area
- 2,841 SF of patio area
- 600 SF BBQ smoke shed
- Offers alcohol sales for on premises consumption



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PARKING:

Site exceeds PD parking requirements by 10 spaces

OPEN SPACE AND LANDSCAPE:

Plans increase landscape coverage from 12.5% to 13.2% and upgrade the Belt Line streetscape to fully comply with the Master Transportation Plan

- Includes an 8' sidewalk and parkway, with a 4' landscape buffer, improved with street trees, shrubs, and ground cover

EXTERIOR APPEARANCE:

Façade modifications fully comply with the requirements of the PD

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RECOMMENDATION:

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.

