

**TK's Place
Special Use Permit
(1841-SUP)**

The logo for 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 diagonal white lines and a grey triangle in the top right corner.

ADDISON

Case 1841-SUP TK's Place

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LOCATION:

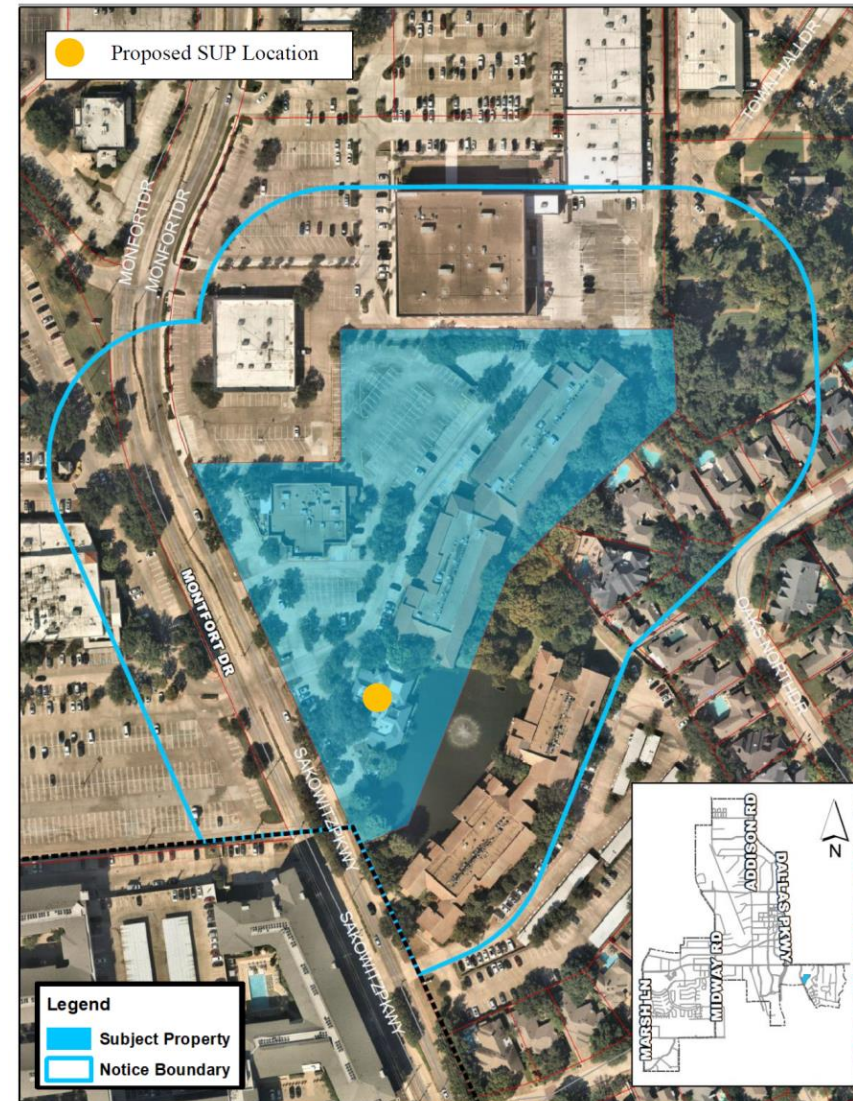
14854 Montfort Drive

REQUEST:

Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant and sale of alcoholic beverages for on-premises consumption, and associated site conditions at the subject property.



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PROJECT HISTORY:

1984 – Rezoned to PD from Local Retail and two SUPs for restaurants were granted.

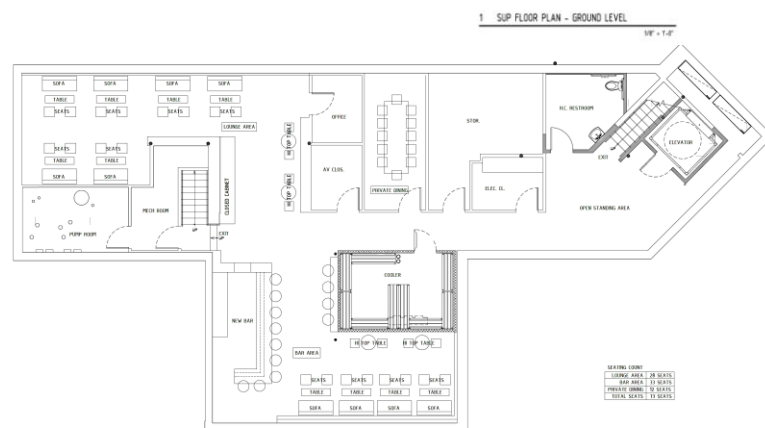
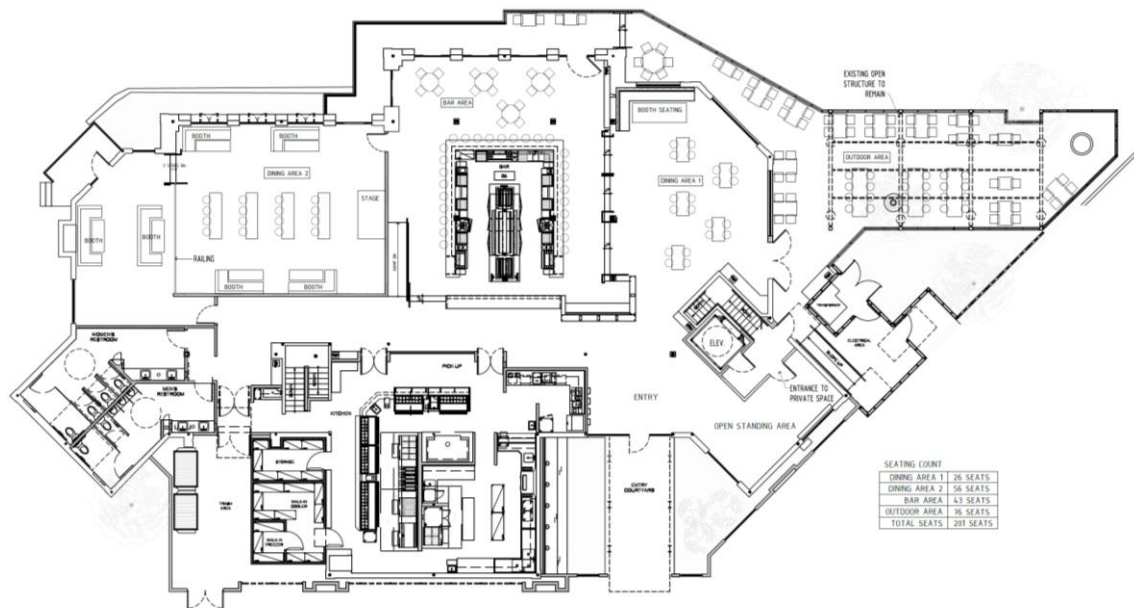
1984 - 2014 – Building occupied by various restaurants.

2015 – Building underwent major renovations with approval of a SUP for Public School 972.

Present – TK's Place proposes to occupy and make minor interior improvements for a new restaurant concept.

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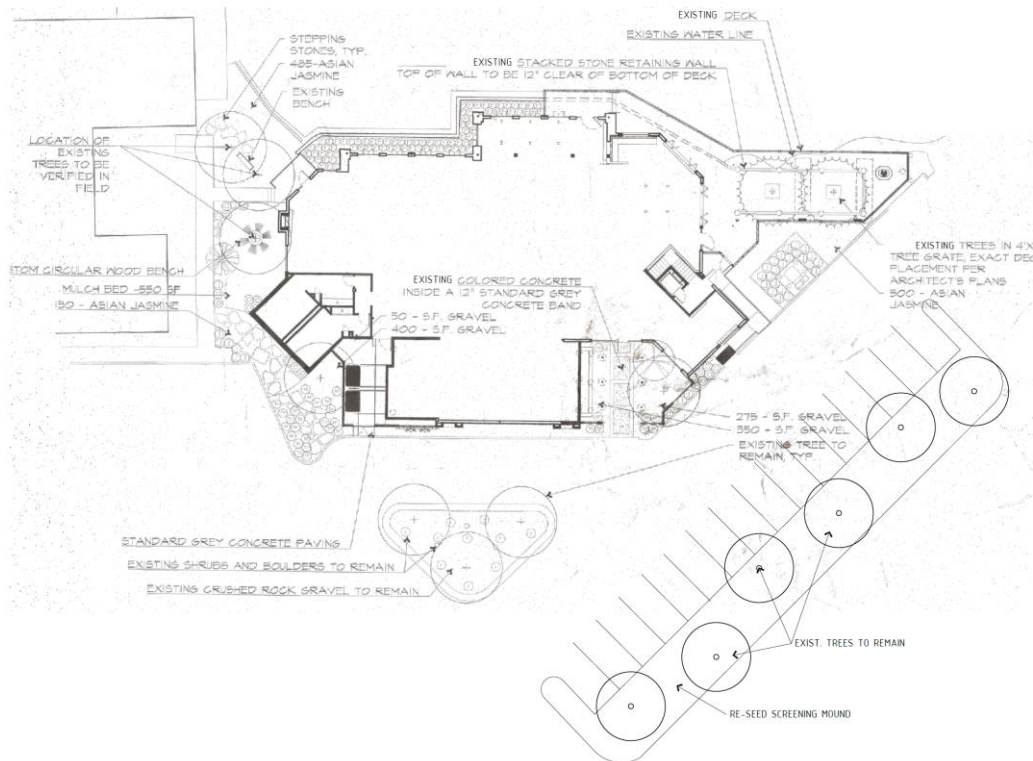


Restaurant Use:

- New restaurant concept combining owner's passions of food, hospitality, and comedy.
- Split-level building and patio make up 12,557 SF
 - 1st floor (7,546 SF) and outdoor patio (1,830 SF) will be used as the primary dining space for 125 patrons
 - Basement level (2,737 SF) will be used as additional dining space with the addition of a new bar area for private events for 73 patrons, and additional storage space
- "Loose seating" on the 1st floor to allow flexibility to allow periodic standup comedy events

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PARKING:

There are 460 existing surface and underground parking spaces, which are shared by the office and restaurant tenants.

Based on the tenant mix, 461 parking spaces are required – TK's Place is required to provide 126 parking spaces.

OPEN SPACE AND LANDSCAPE:

This building is only a portion of the overall site. Landscaping within the general vicinity of the building is in general compliance. Not practical to require update to landscaping for the entire site.

Property owner committed to replacing dead or damaged landscaping and re-establishing ground cover along Montfort Drive.

Sidewalk will be required with redevelopment or reconstruction of Montfort in the future.

EXTERIOR APPEARANCE:

The applicant intends to retain the existing façade design, except for building signage.

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 13.

FOR: None.

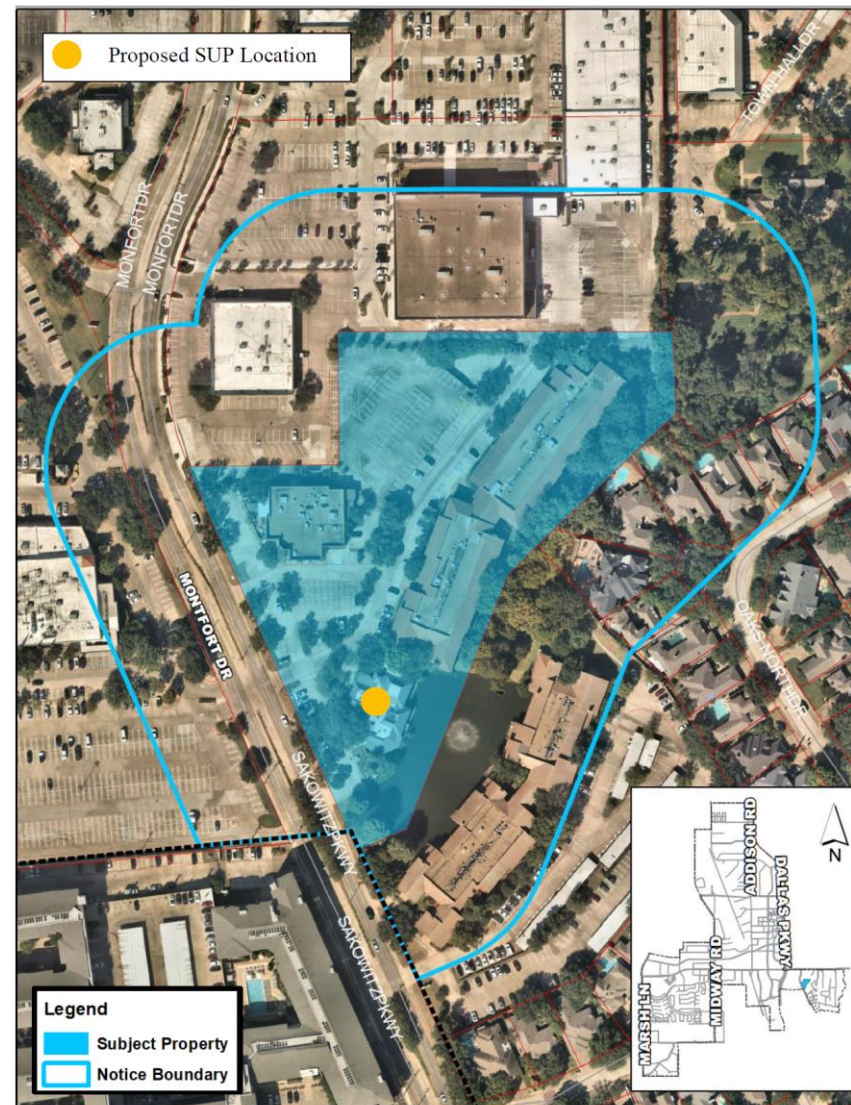
AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- No terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- SUP Ordinance O15-014 is repealed upon CO



RECOMMENDATION:

Staff recommends **approval of the request with the following conditions:**

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.