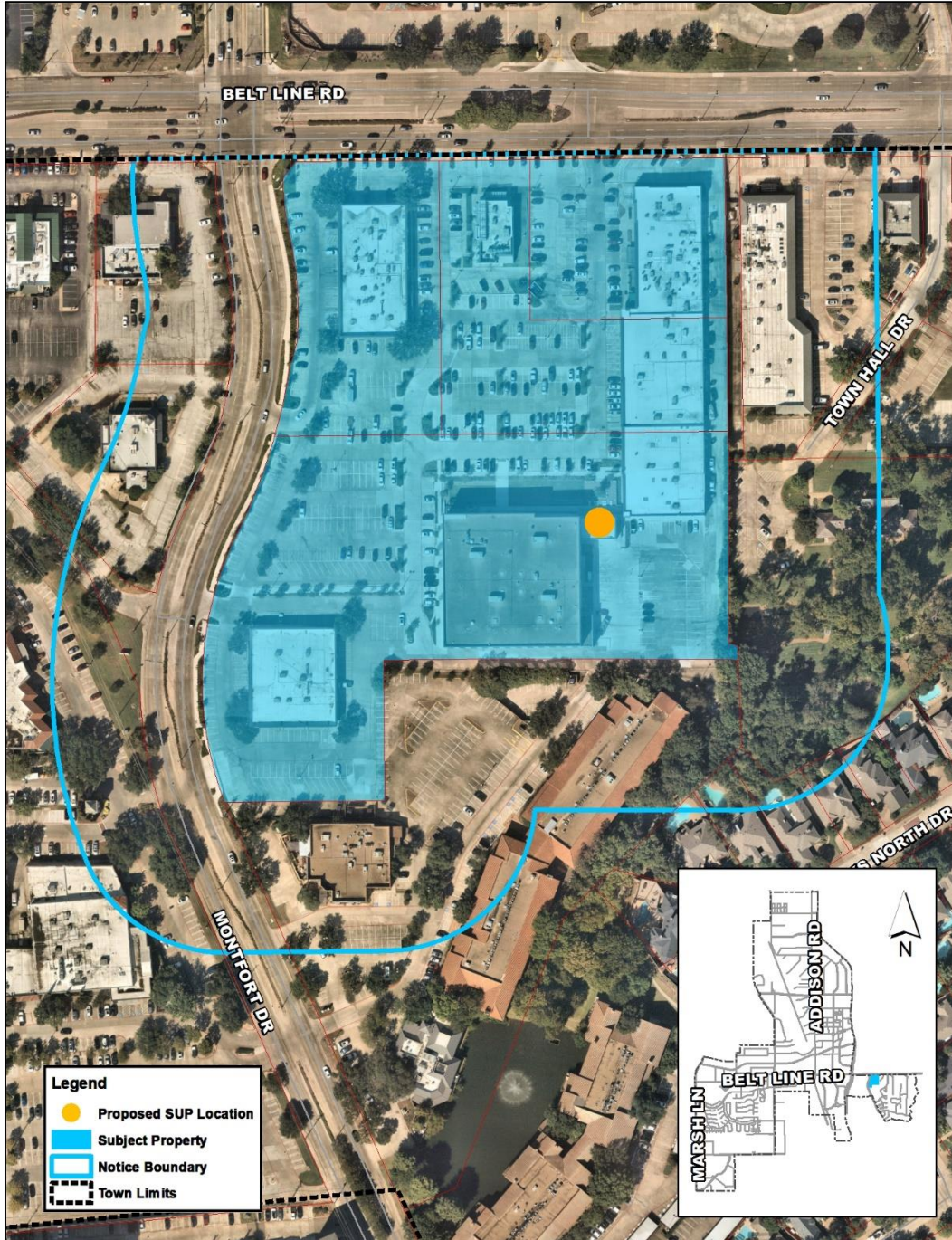


1845-SUP

PUBLIC HEARING Case 1845-SUP/5294 Belt Line Road, Suite 110 (La La Land Kind Café). Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance for Property Located at 5294 Belt Line Road, Suite 110, currently Zoned Planned Development (PD) through Ordinance O19-022, for a Special Use Permit (SUP) to allow a Restaurant.

LOCATION MAP





December 16, 2021

STAFF REPORT

RE: 1845-SUP/La La Land Kind Café

LOCATION: 5294 Belt Line Road, Suite 110

REQUEST: Approval of a Special Use Permit for a restaurant to permit a café.

APPLICANT: Dario Ferdows, La La Land Kind Café

DISCUSSION:

Background: This proposed restaurant, La La Land Kind Café, is located within the Prestonwood Place shopping center, situated at the southeast corner of Belt Line Road and Montfort Drive. This center is zoned Planned Development (PD) District, through Ordinance O19-22.

This new establishment, simply known as La La Land, has occupied a tenant space in Building D, in the same building as Catapult Health and Mendocino Farms. Over the last several years, Prestonwood Place underwent extensive renovations that modernized the facades, and the exterior space of Building D was also updated with the addition of common open space. La La Land is a small café that offers specialty beverages and foods for dine-in and take out consumption, which requires a Special Use Permit (SUP).

Founded in Dallas in 2019, La La Land Kind Café has opened several locations in Dallas (Lovers Lane, Oak Lawn, Lowest Greenville) and one in Santa Monica, California. This cafe started as a way to provide opportunities for youth that have aged out of the foster care system; their mission is centered on normalizing kindness, and they operate an eight week internship program for foster youth.

Typically, this SUP consideration would come before the Commission prior to a business opening. In this PD, coffee shops that do not provide onsite dining do not require an SUP. At several points during the permit review process, Town staff communicated to the Prestonwood Place development team what would trigger the Town's SUP requirements. Their team confirmed that there would not be any interior seating in this tenant space and that the exterior seating was common area for the development. These conditions were also reflected in the building permit application that was submitted for La La Land.

As the interior finish out work was completed, and immediately prior to the planned grand opening, interior seating was installed by the business, which triggered this SUP requirement. Rather than forcing the removal of the seating or preventing the business from opening, staff issued a Temporary Certificate of Occupancy (TCO) with the condition that an SUP application be submitted for Town consideration. Given the nature of the use and the businesses' unfamiliarity with the Town's SUP requirements, staff found this to be a reasonable approach to this issue.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant. The new restaurant space is 1,295 square feet, with an additional 227 square foot of outdoor patio. The existing tenant space has been completely remodeled to suit the needs of La La Land Kind Café. The floor plan shows a storage area and a large service counter for the preparation of beverages and food. A small area for the sale of branded merchandise is setup in the interior of the storefront along with seating for 12 patrons. Additional seating is provided in the outdoor patio area for 8 patrons.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the shopping center's total square footage, including this tenant space, it requires 675 parking spaces. There are 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: Improvements to the building façade were completed with the overall improvements to the building. With the exception of signage, La La Land does not propose to make improvements to the exterior of the building.

Landscaping and Open Space: Landscape plans were reviewed through the rezoning process for the shopping center in 2019. Through this process, staff has worked to maximize compliance with the Town's landscape requirements. Additional landscaping or open space is not required at this lease space according to the approved landscape plan.

RECOMMENDATION: APPROVAL

La La Land Kind Café will add to the diverse services offered at Prestonwood Place and its company mission that gives back to the community is a great addition to Addison.

Staff recommends approval of the request without conditions.



Case 1845-SUP/5294 Belt Line Road, Suite 110 (La La Land Kind Café)

December 21, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 21, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 110, currently zoned Planned Development (PD), through Ordinance O19-22, by approving a Special Use Permit (SUP) for a restaurant.

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

Please refer to the Staff Report for additional details.