

**Toasted Yolk Cafe
Special Use Permit
(1853-SUP)**

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 diagonal white line separating a blue area from a grey area.

Case 1853-SUP Toasted Yolk Café

ADDISON

LOCATION:

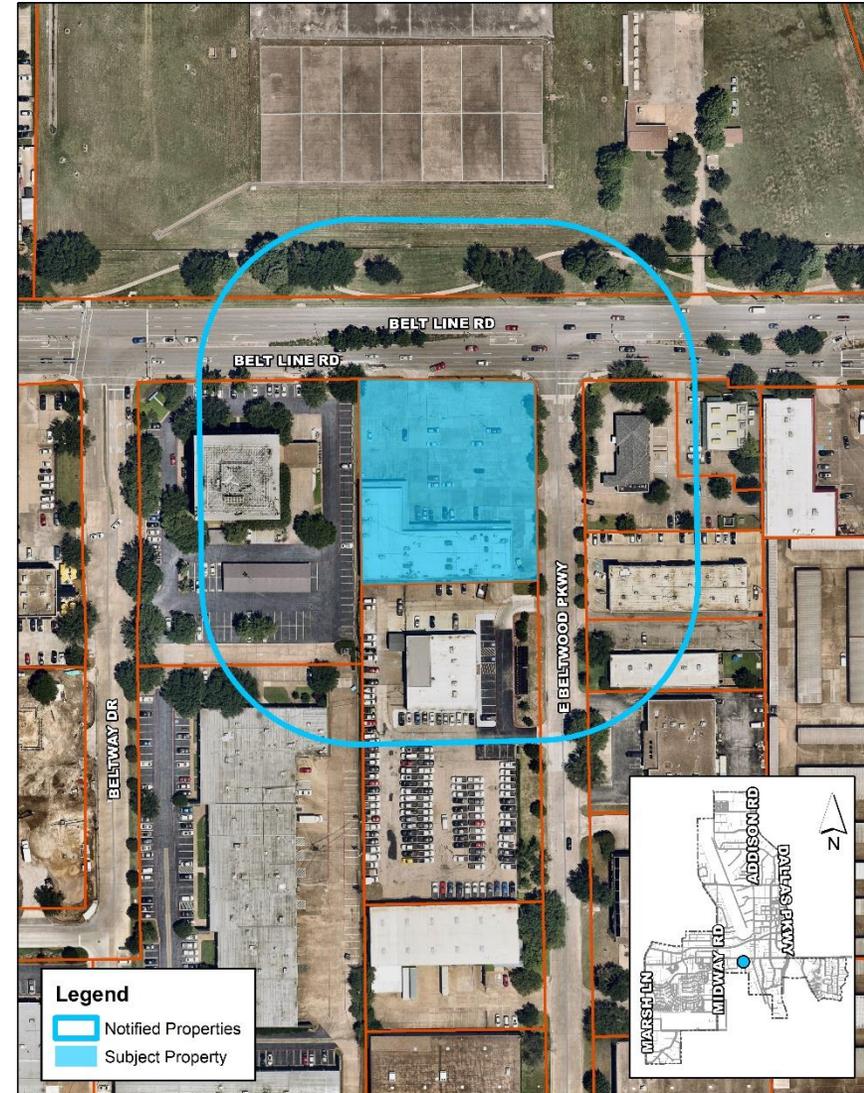
4580 Belt Line Road

REQUEST:

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

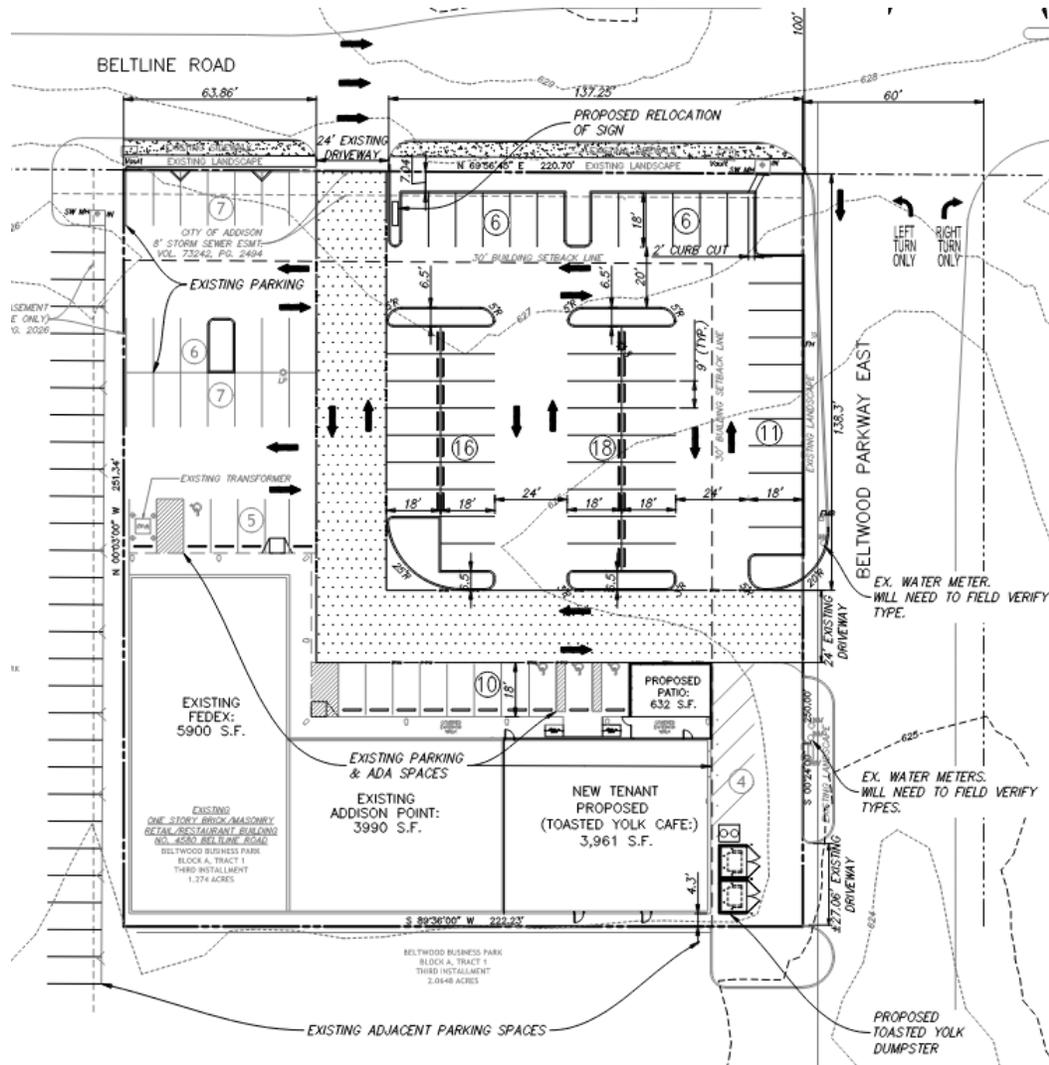
ACTION REQUIRED:

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



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PROJECT HISTORY:

1970's – developed as a multi-tenant retail structure

1977– SUP for Addison Point approved

2009 – FedEx store opened

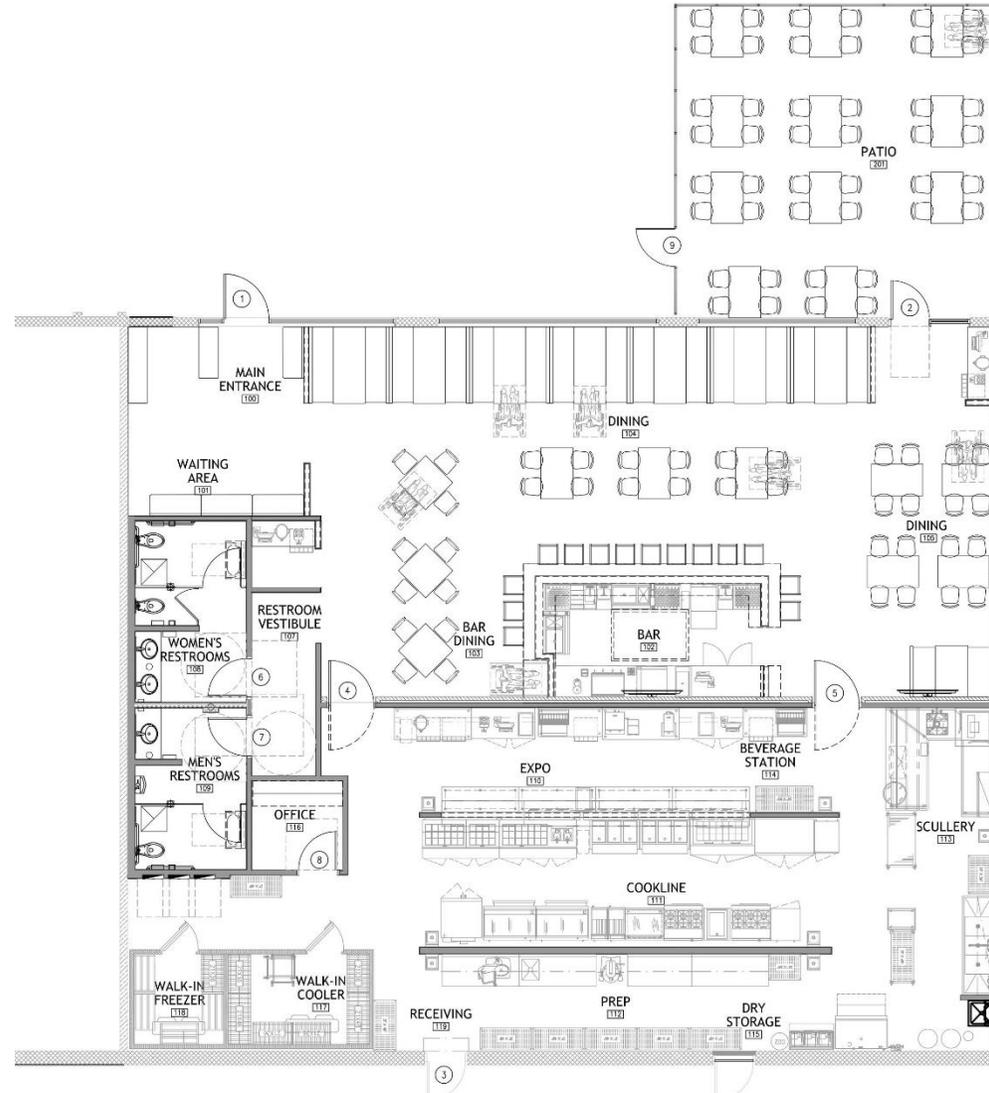
2020 – most recent SUP for Remington's Seafood Grill approved (closed mid-2020)

Present – Toasted Yolk Café proposed to occupy eastern suite for restaurant with patio addition

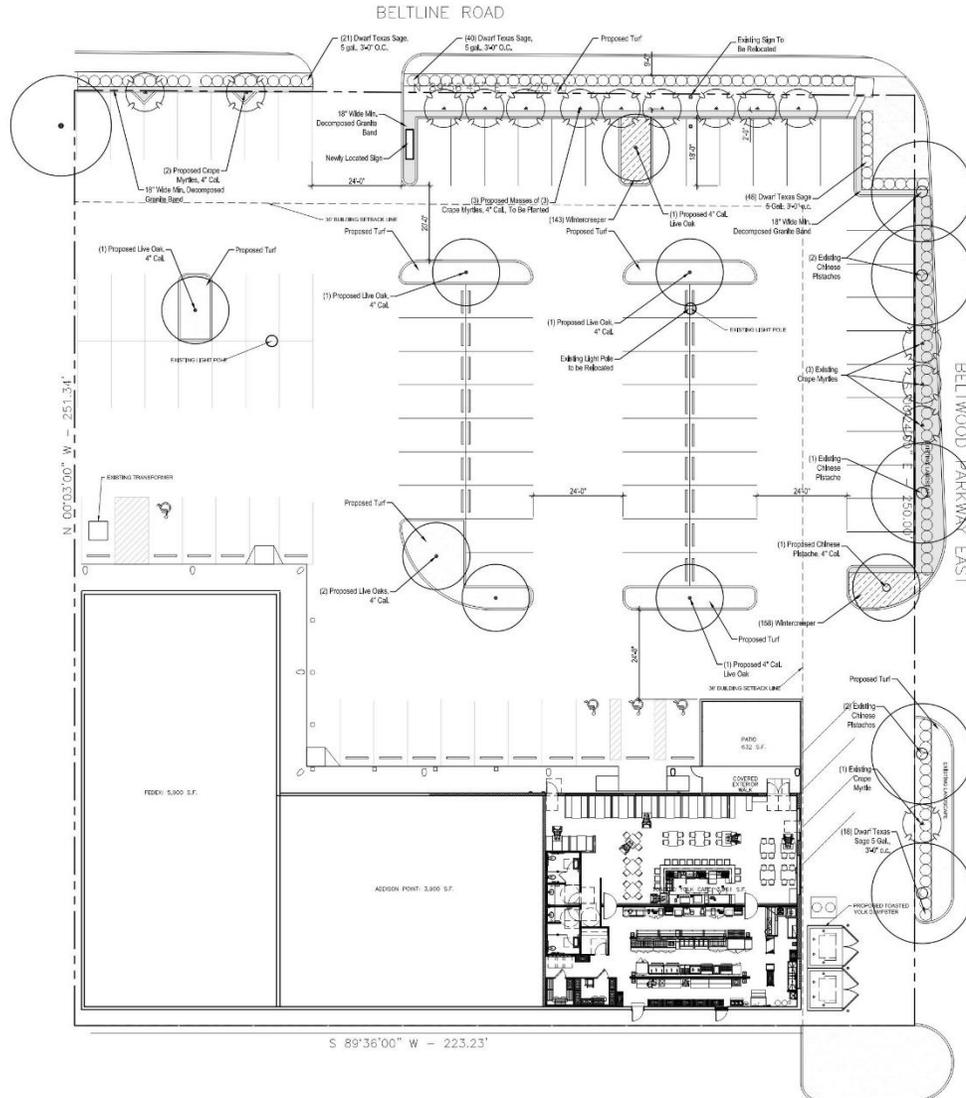
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FLOOR PLAN:

- 3,961 SF of interior floor area
- 632 SF patio space
- Seating for 100 indoors & 44 on the patio
- Alcohol sales for on-premises consumption



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PARKING:

The site does not comply with the minimum number of parking spaces. 116 parking spaces are required and after site alternations, 96 spaces will remain on site. Based upon anticipated peak demand of the businesses, Staff does not foresee a parking issue.

OPEN SPACE AND LANDSCAPE:

Site does not currently comply with landscape area or buffer requirements. A significant amount of landscape area was added to the site to bring it closer to compliance. The interior parking lot and screening requirements have been met.



EXTERIOR APPEARANCE:

- The applicant intends to modify the primary façade, facing Belt Line Road.
- Improvements include three bays of windows, two new entrances, outdoor dining patio, and a solid waste and recycling enclosure.
- The façade plan complies with Town codes.



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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: 10

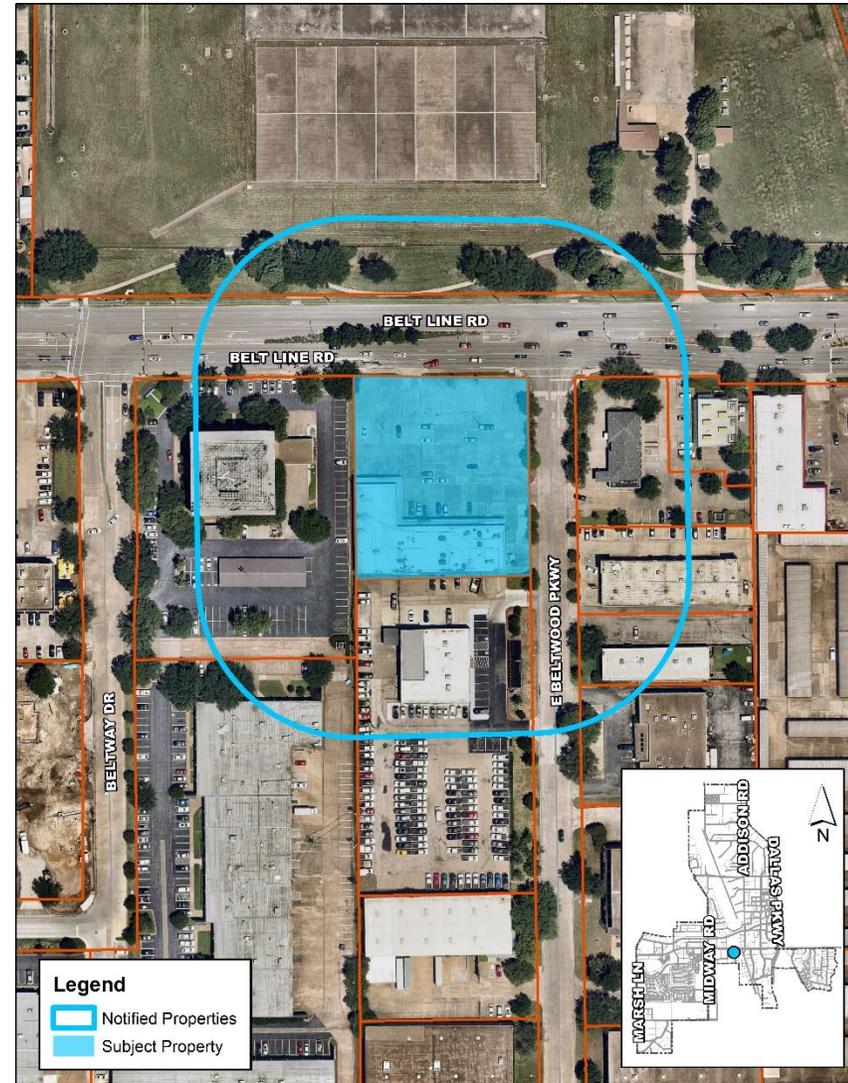
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



RECOMMENDATION:

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

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Remington's SUP, Ordinance No. 020-02, is repealed upon issuance of a Certificate of Occupancy (CO) for Toasted Yolk.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.