

**Salad & Go Rezoning &
Special Use Permit
(1850-Z/3820 Belt Line Rd)**

The logo for the City of Addison, featuring the word "ADDISON" in blue, uppercase, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a white diagonal line and a grey triangle in the top right corner.

Case 1850-Z Salad & Go Rezoning/Special Use Permit

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LOCATION:

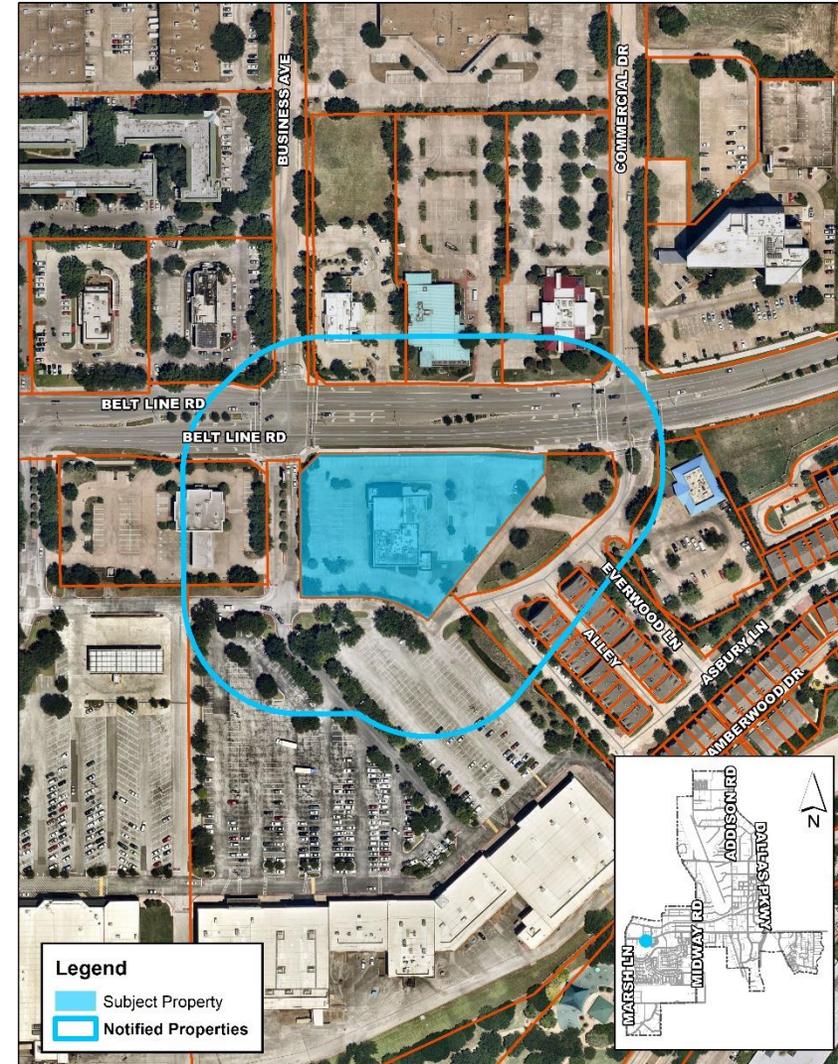
3820 Belt Line Road

REQUEST:

Approval of a Rezoning from Planned Development with modified Belt Line District standards to a new Planned Development with modified Local Retail District standards and approval of a Special Use Permit for a new drive-thru only restaurant

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use and associated site conditions at the subject property.



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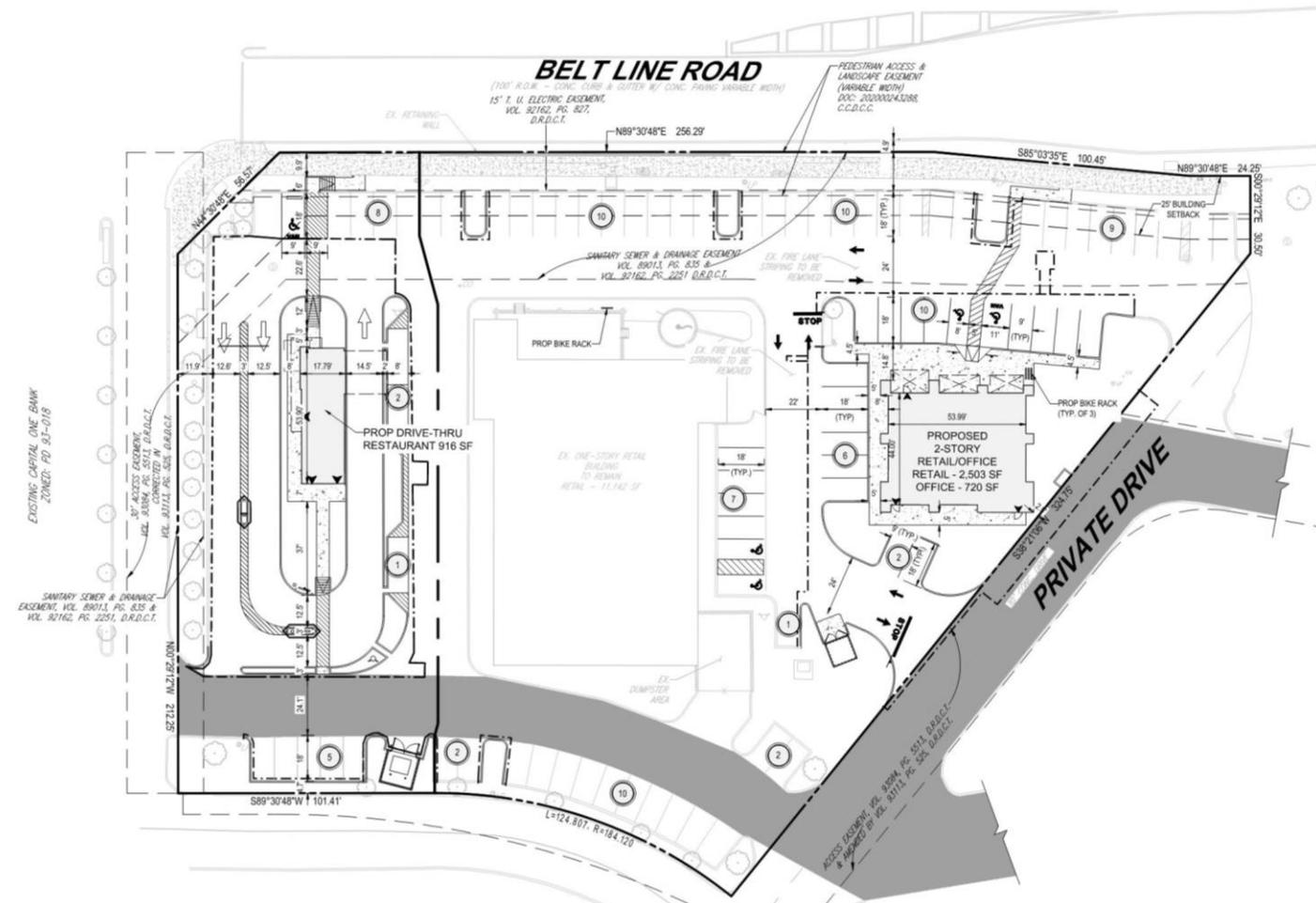
PROJECT HISTORY:

1998 – Approval of SUP, Ordinance No. 097-054, for restaurant with alcohol sales

2020 – Approval of PD, Ordinance No. 020-54, to allow a new two-story retail/office building

2021 – Approval of PD Amendment, Ordinance No. 021-037, to eliminate minimum lot size requirements

Present – New PD with SUP for Salad & Go restaurant

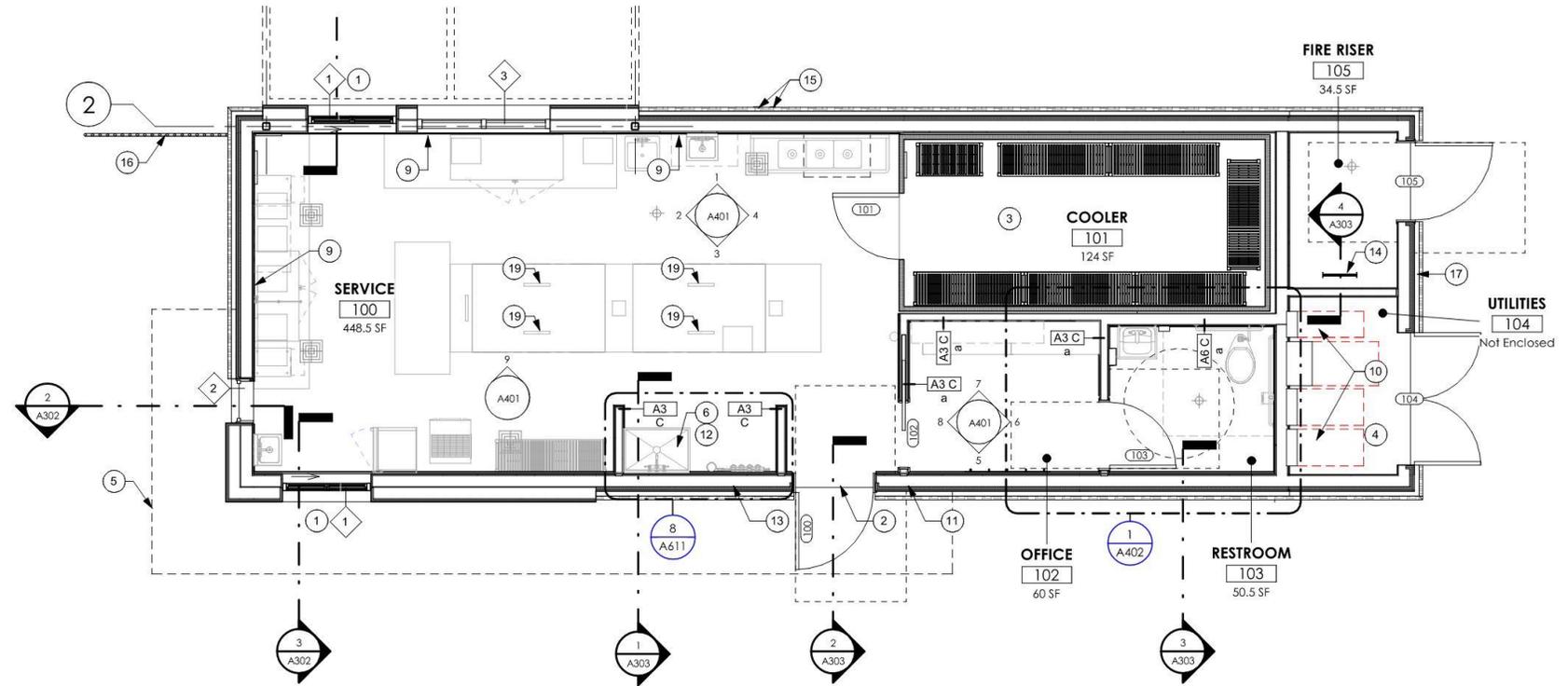


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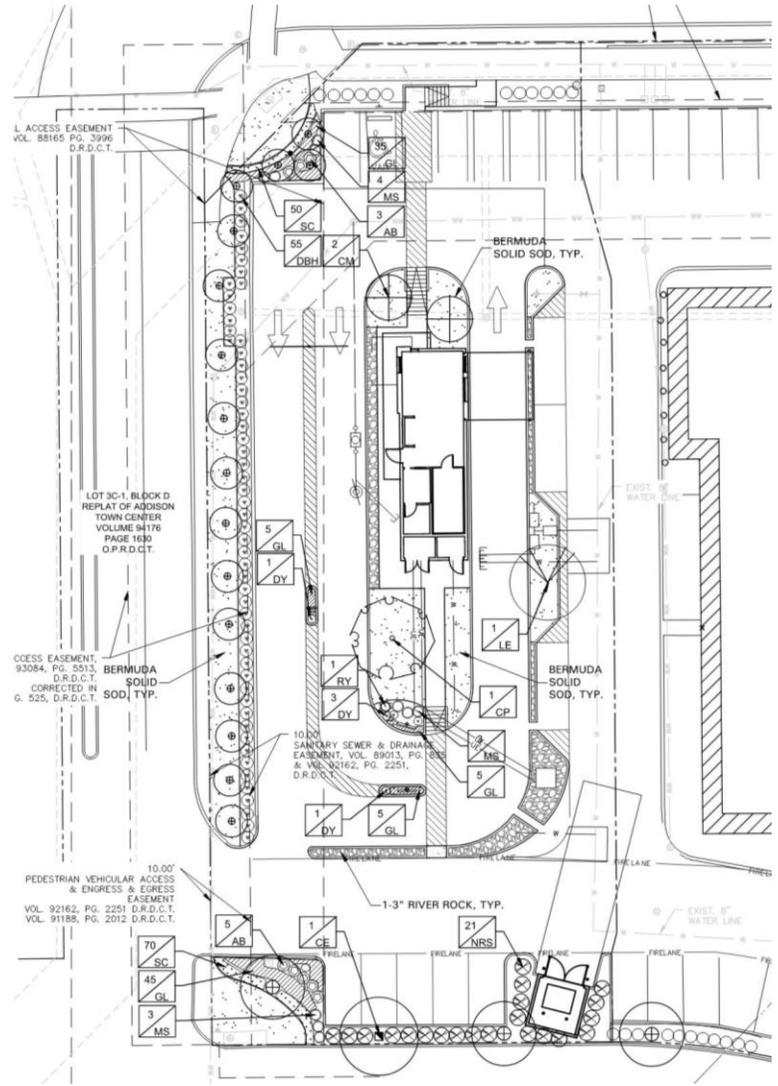
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SALAD & GO FLOOR PLAN:

- 915 SF of interior floor area
- Drive-thru service only
- No alcohol sales



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PARKING:

The total site exceeds the required parking by 1 space (84 space are required). The Salad & Go restaurant provides 14 spaces (13 are required).

OPEN SPACE AND LANDSCAPE:

Salad & Go has met or exceeded all Town landscaping requirements. Staff only reviewed the proposed Salad & Go development for compliance, the remainder of the site will be evaluated for compliance as new development is proposed.

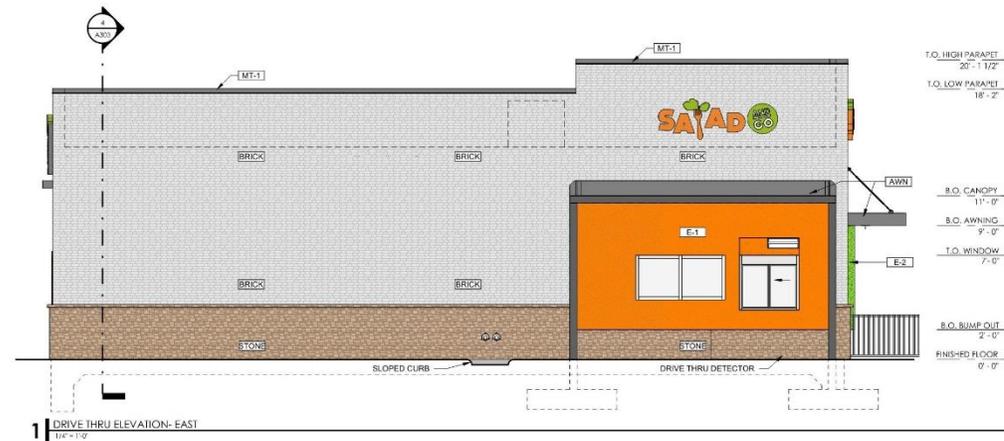
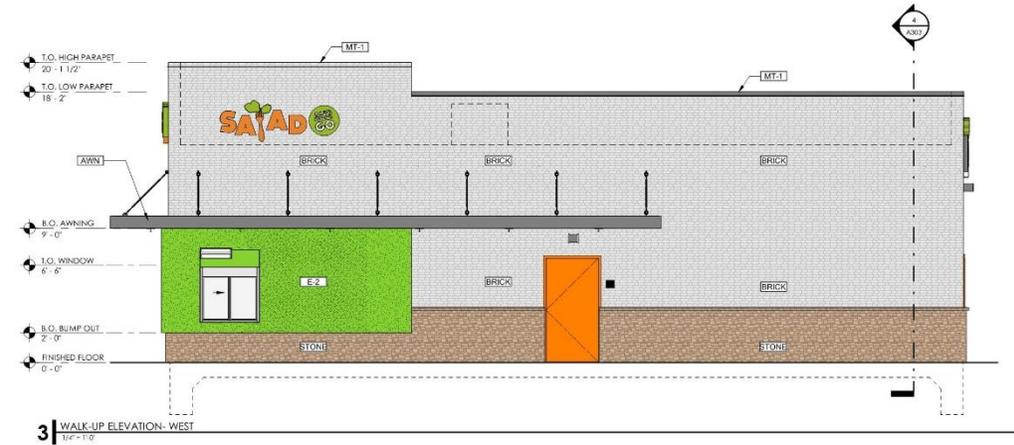
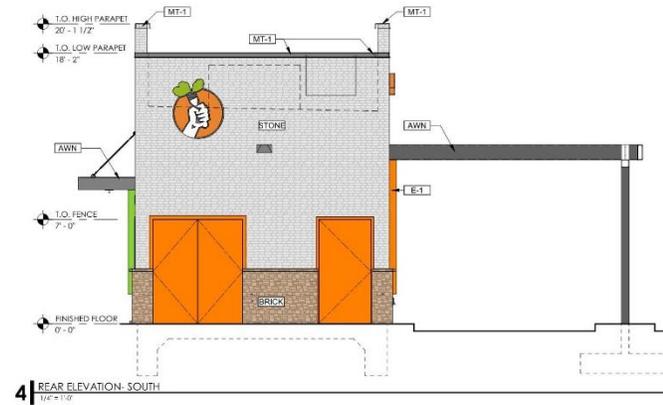
Due to existing public utilities, streets trees could not be installed along Belt Line Road. Those required trees have been placed elsewhere on site.

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EXTERIOR APPEARANCE:

- Façade materials comply with Building Code.
- Façade is primarily brick and stone with metal and EIFS accents.
- The façade plan complies with Town codes.
- No façade changes are currently proposed for the rest of the site.



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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: 18

FOR: None

AGAINST: None

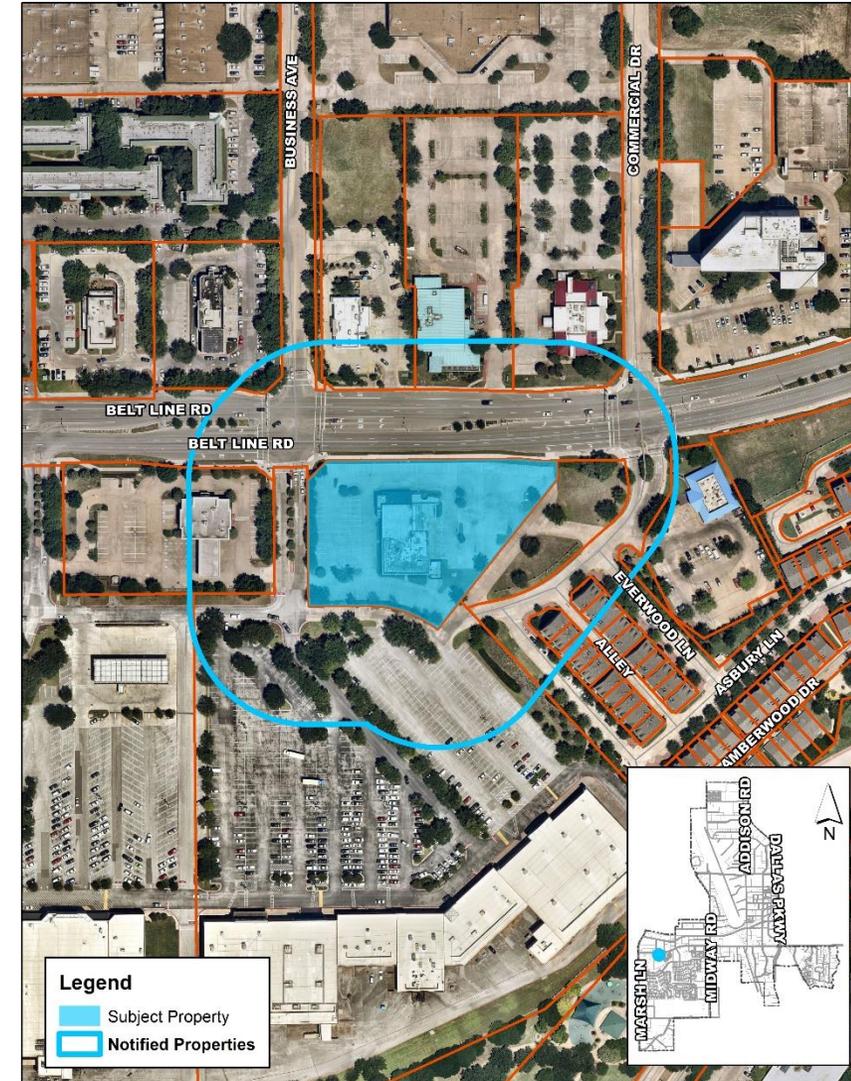
NEUTRAL: None

ADDITIONAL FEEDBACK RECEIVED:

- 2 letters of support - Asbury Circle HOA and one Asbury Circle resident.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



RECOMMENDATION:

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

- The subject property shall be developed in accordance with the LR district standards with the following exceptions:
 - Minimum Building Height = 20 feet.
 - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
 - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road are permitted.
- If the property is subdivided, cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive shall be provided.
- Humperdink's SUP Ordinance No. 2005-036, and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.