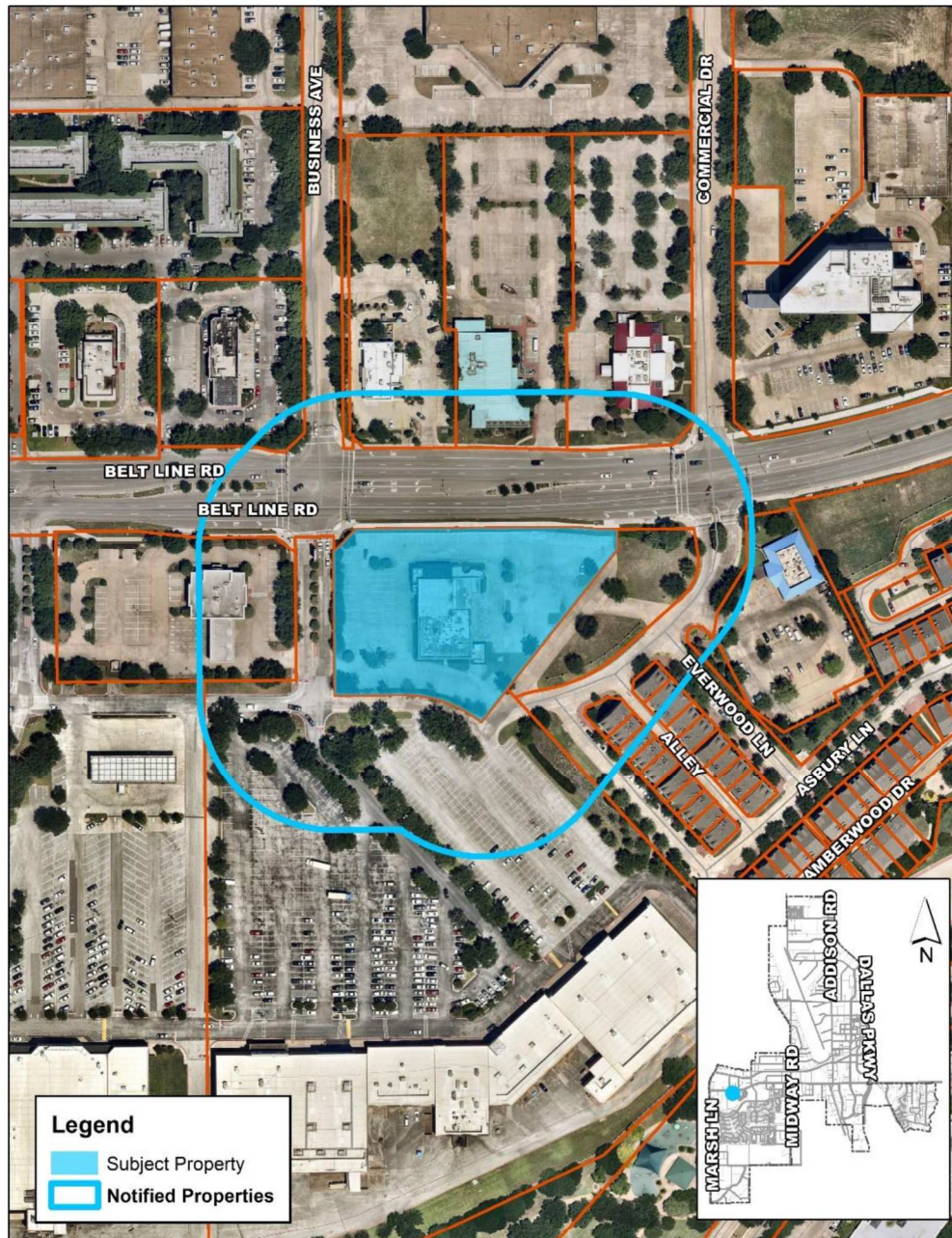


# 1850-Z

**PUBLIC HEARING** Case 1850-Z/3820 Belt Line Road (Salad & Go). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant.

## LOCATION MAP





August 16, 2022

**STAFF REPORT**

RE: 1850-Z/3820 Belt Line Road (Salad & Go)

LOCATION: 3820 Belt Line Road

REQUEST: Approval to rezone 2.034 acres from Planned Development (PD) with modified Belt Line District (BL) standards to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant.

APPLICANT: Christopher Zamora, Quiddity Engineering

**DISCUSSION:**

Background: This request is specific to the 2.034-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humpertink’s Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site while maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) was based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

On October 12, 2021, City Council approved an amendment to this PD, through Ordinance O21-37, to eliminate a previously adopted minimum lot size requirement that would have prohibited subdivision of the subject property.

The applicant, Salad & Go, proposes to rezone this site to a Planned Development (PD) District, based on modified Local Retail (LR) District standards, and has requested approval of a Special Use Permit (SUP) in order to facilitate the development of a drive-thru only restaurant at the western edge of the subject property, immediately adjacent to Business Avenue.

Salad & Go is an Arizona-based fast food concept focused on healthy meal options in the form of salads, wraps, soups, specialty teas and lemonades, and breakfast options. Ordering may be carried out through drive thru, walk up, and app based options, with most activity occurring via drive thru. Onsite dining options are not offered by Salad & Go. This proposed location would be the first and likely only Addison location, as Salad & Go has recently established locations at Belt

Line and Coit, and at Trinity Mills, just west of Westgrove Drive. Salad & Go has also recently established a corporate office in Addison.

Proposed Plan: With this request, Salad & Go proposes to construct a 916 square foot single-story drive thru only restaurant on a 0.562 acre segment of land at the western edge of the subject property. Improvements to the site will include pavement and curbing for the parking, drive-thru lanes, and site access, a dumpster enclosure at the rear of the property, pedestrian connectivity to the existing sidewalk on Belt Line Road, and new landscape to support the site. The interior floor plan is comprised entirely of service area, with window service provided for drive-thru and walk up customers. The drive-thru layout provides two lanes leading up to the menu boards, and necks down to a single lane following placement of an order. The site can be accessed from Business Avenue to the west and Commercial Drive to the east. Both of these site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

This request to rezone to a PD with modified LR district standards was made in order to facilitate zoning that best fits the context of Salad & Go, any future re-use or redevelopment of the Humperdink's building, and the proposed two-story retail and office building at the eastern edge of the subject property. This proposed zoning is more reflective of the proposed suburban development context exhibited here. Application of the Belt Line District standards is best suited for transformational redevelopment projects like Addison Grove, where urban block patterns with urban buildings are established to promote a pedestrian friendly environment, where buildings frame the streetscape. Transformational redevelopment to an urban development context is challenging at this location due to the shape and size of the lot.

Parking: In accordance with the concept plan prepared for the subject property and the development plan submitted for Salad & Go, 84 parking spaces are required for the overall concept plan, based on the desire of the owner of the subject property to remove restaurant use as a programming option for the existing Humperdink's building. With this transition in use and the proposed parking modifications achieved by Salad & Go, this site exceeds this parking requirement by providing for 85 total parking spaces, with 14 parking spaces provided for Salad & Go, exceeding the 13 space minimum parking requirement.

Exterior Facades: The proposed facades are comprised primarily of masonry materials and colors and signage consistent with the Salad & Go brand. Each elevation reflects a stone base, with brick comprising much of the remainder of the façade. Color is introduced through accent segments of EIFS painted orange and green. Aluminum awnings cover the drive-thru and walk-up ordering windows. At 20 feet, the building achieves a more prominent scale than what is typically achieved for a single-story building, which is a desirable treatment at the Belt Line Road frontage.

Landscaping and Open Space: With this request, landscape compliance was only evaluated for Salad & Go, as landscape compliance was previously determined for the proposed two-story office and retail building, and when future re-use or redevelopment of the existing Humperdink's building occurs, landscape compliance will be evaluated for that site at the time of that request.

Salad & Go has met or exceeded Town requirements for the provision of landscape area, a landscape buffer, tree plantings, and parking lot interior landscaping. It was not possible for Salad & Go to plant required street trees at the Belt Line frontage due to the presence of public drainage and sewer lines at the front of the subject property. Those required plantings were achieved at other locations on the property.

**Public Outreach:** Due to this site being situated adjacent to the Asbury Circle neighborhood, Salad & Go conducted a neighborhood meeting via Zoom with members of the Asbury Circle HOA. Following that meeting, the Asbury Circle HOA President, Elisca Hicks, shared that the vast majority of residents who participated in that meeting were supportive of the use. Ms. Hicks shared that the few concerns that were raised were possible noise from delivery vehicles during early morning hours and signage to direct customers to exit onto Business Ave.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

The proposed rezoning and SUP to facilitate the development of Salad & Go will add a popular restaurant concept to a declining site and will serve as a catalyst for redevelopment of the remainder of the site. This change will help eliminate a nuisance condition for the Asbury Circle neighborhood and surrounding businesses. The proposed PD with modified LR district standards is the best fit for this development context.

Staff recommends approval of these requests, subject to the following conditions:

- The 2.034 acre 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 from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.



Case 1850-Z/3820 Belt Line Road (Salad & Go)

August 16, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) with modified Belt Line District (BL) standards, to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant, subject to the following conditions:

- The 2.034 acre 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 from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none