

**Ambrosia Café
Special Use Permit
(1849-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 1849-SUP Ambrosia Café

ADDISON

LOCATION:

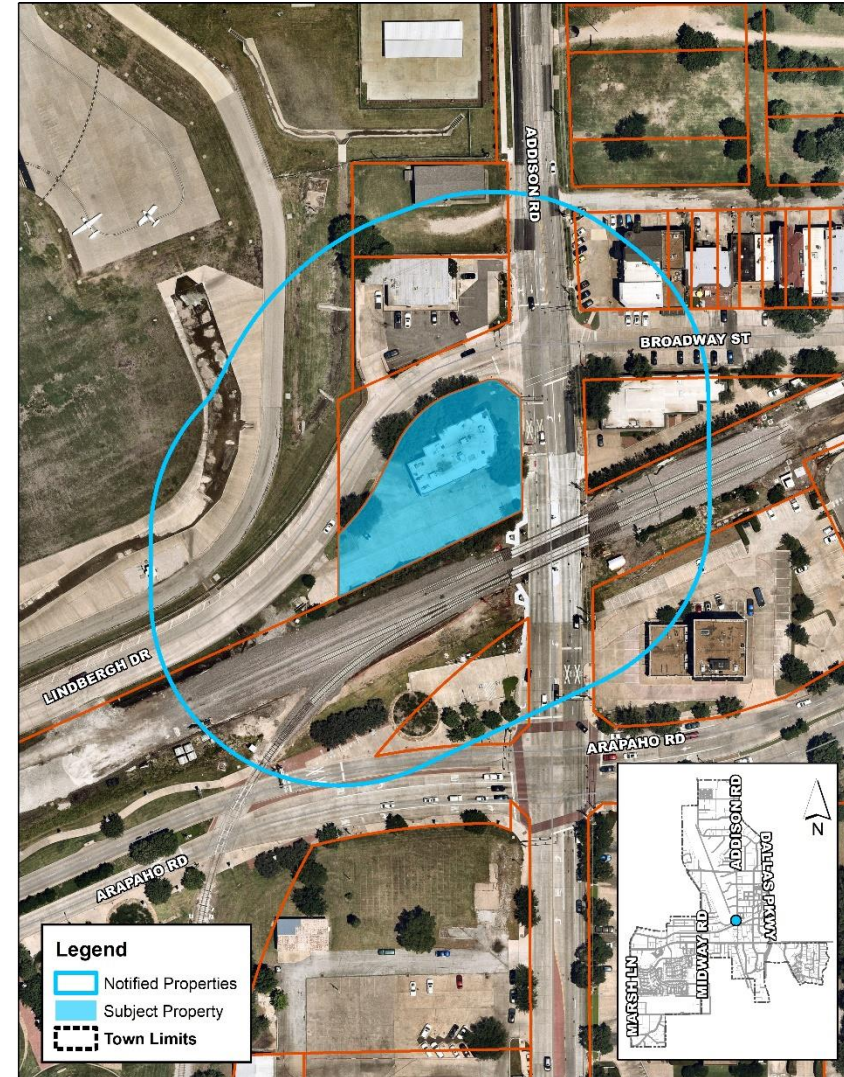
15375 Addison Road

REQUEST:

Approval of a Special Use Permit for a 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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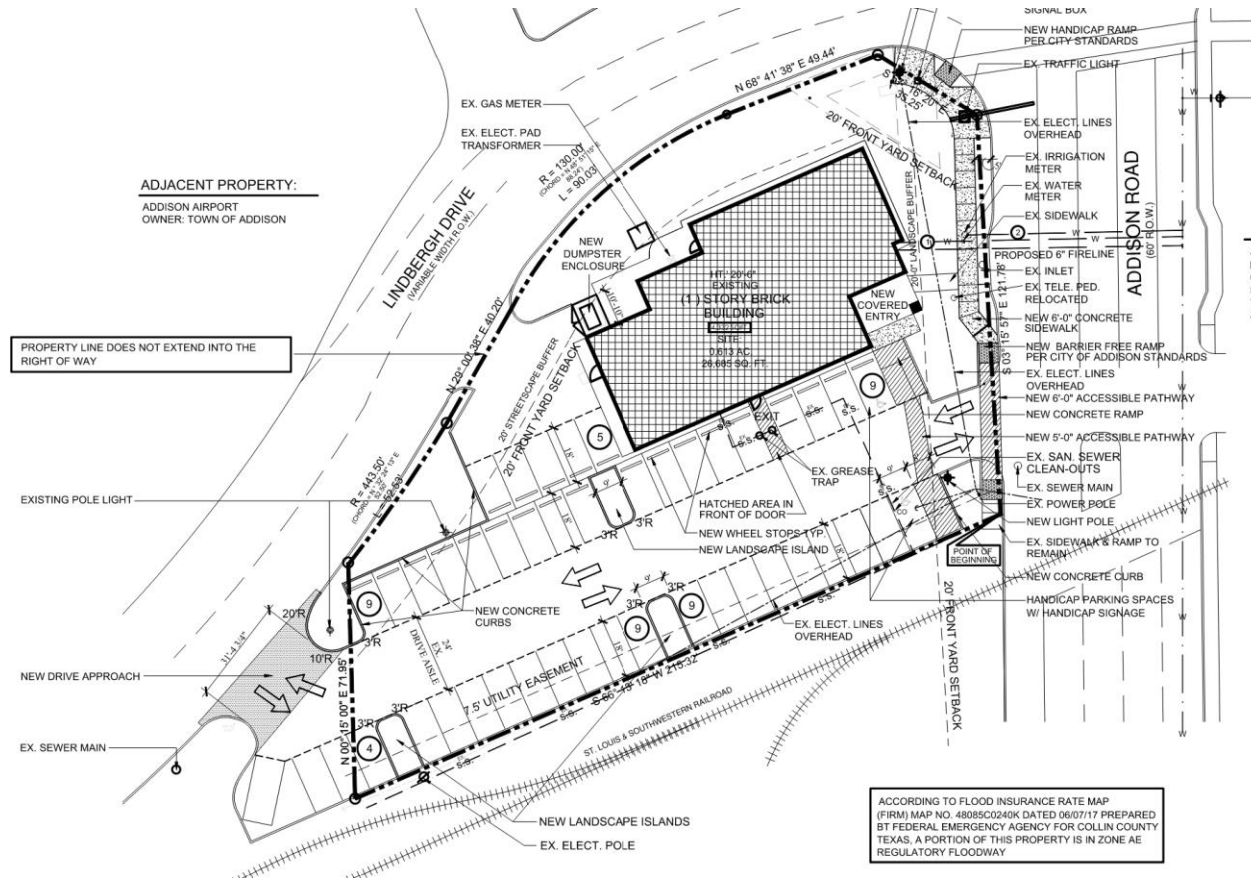
ZONING HISTORY:

1983 – developed with existing 4,797 sq. ft. structure under Ordinance No. 083-025 for Seashell Restaurant (restaurant with alcohol sales).

1991 – SUP, Ordinance No. 091-036, for Turn 6 restaurant to modify SUP conditions of approval.

1991 – SUP, Ordinance No. 091-062, to allow a satellite.

Present – Ambrosia Café proposed to occupy site

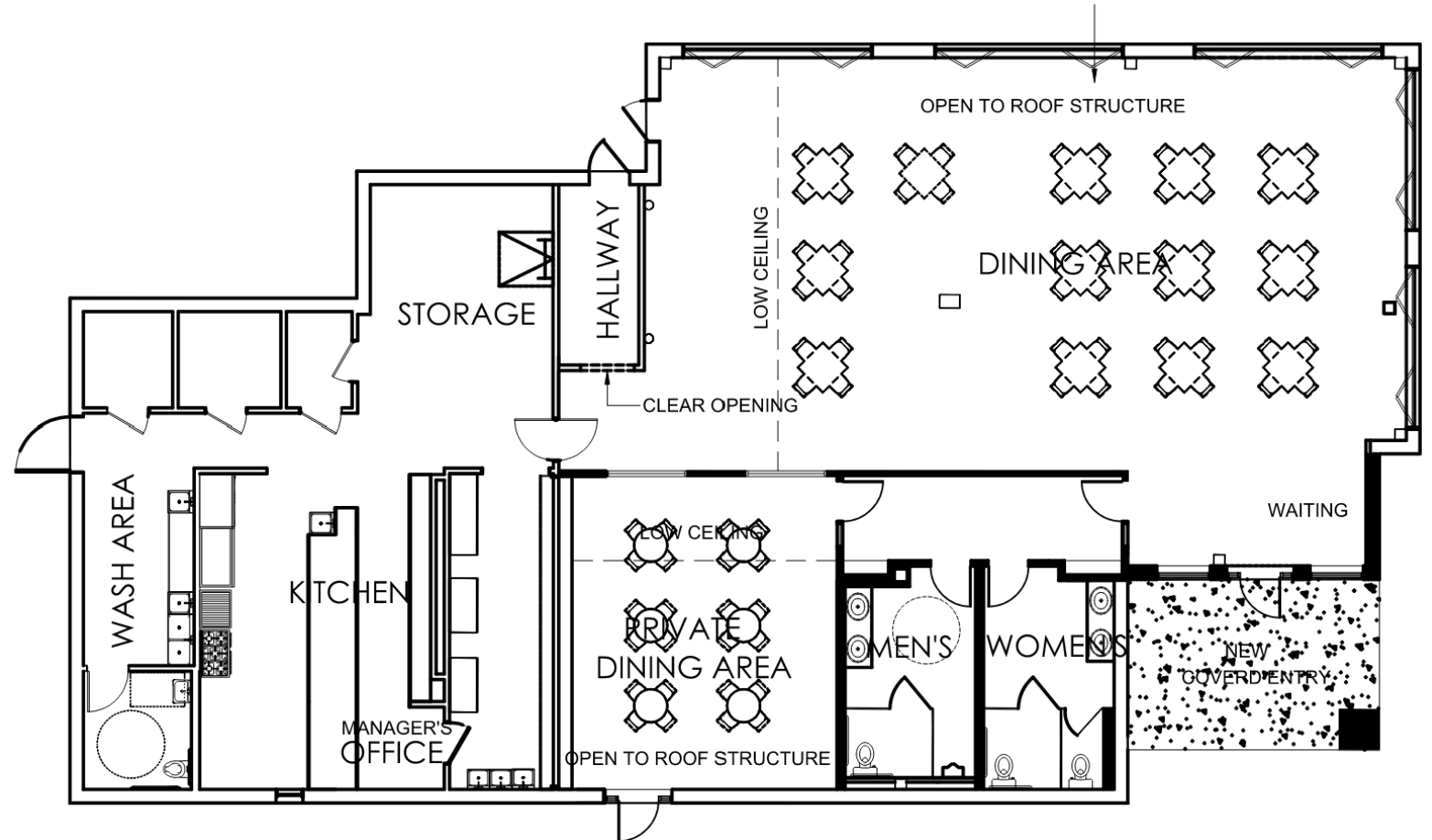


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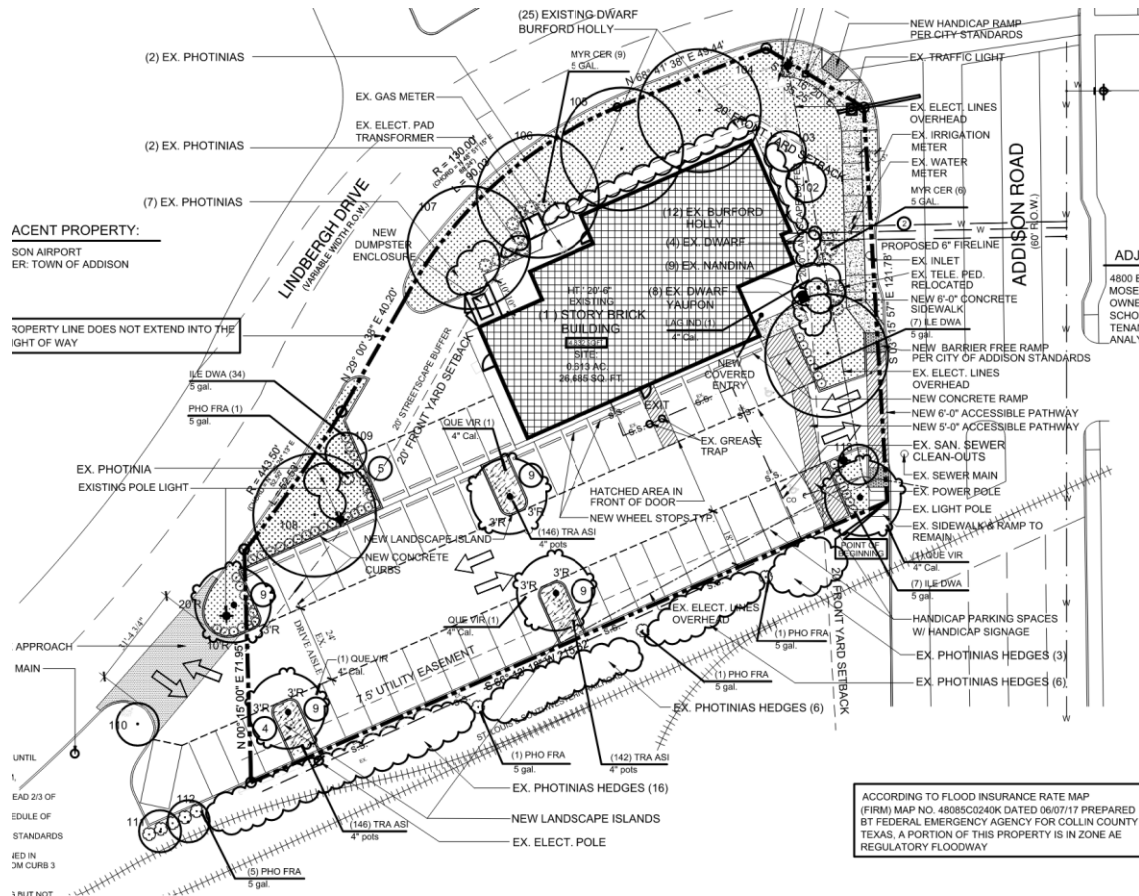
FLOOR PLAN:

- 4,332 SF of interior floor area
- Seating for 88 indoors
- Hookah available
- No alcohol sales



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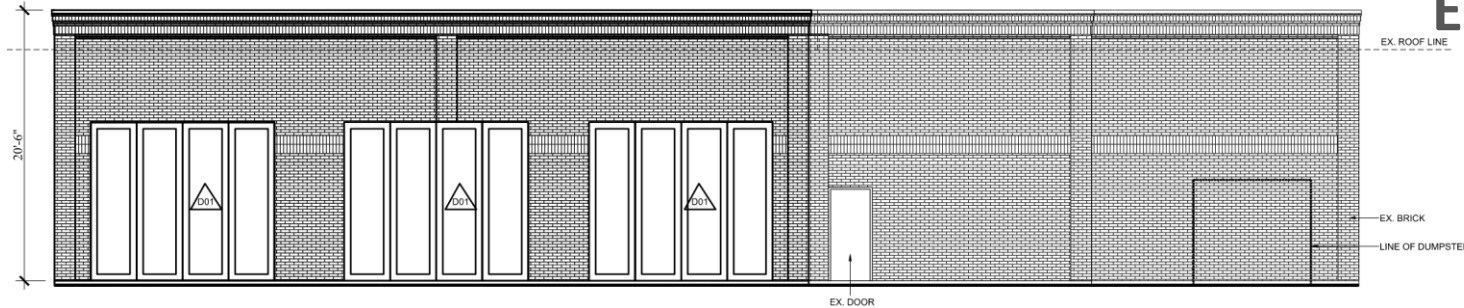
PARKING:

The site does not comply with the minimum number of parking spaces. 62 parking spaces are required (previous SUP approvals only required 50 spaces) and after site alternations, 45 spaces will remain on site. Noncompliance is caused by existing site constraints.

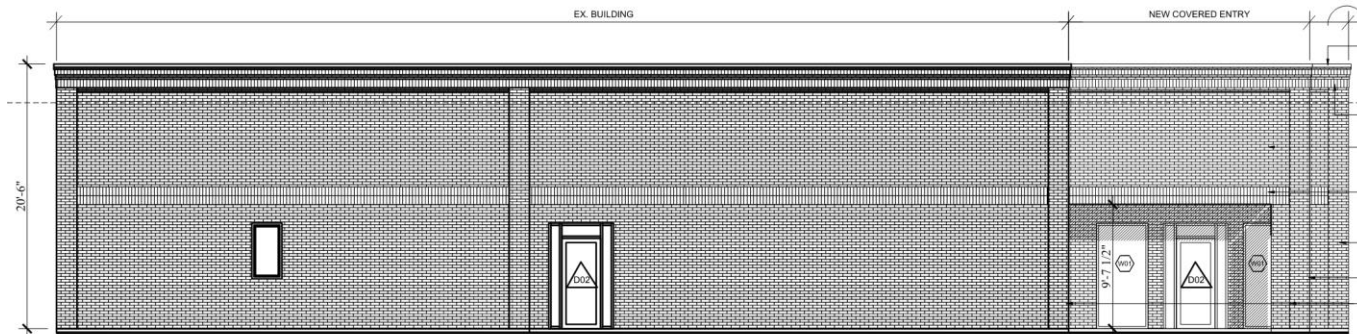
OPEN SPACE AND LANDSCAPE:

Existing conditions do not comply with landscaping or buffer requirements. A significant amount of landscaping is proposed to be added to the site to bring it into compliance. The interior parking lot and screening requirements will be met by these proposed improvements.

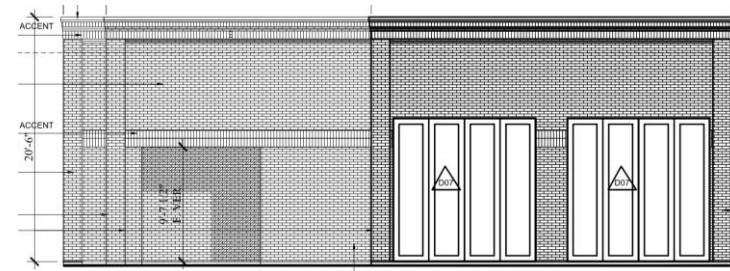
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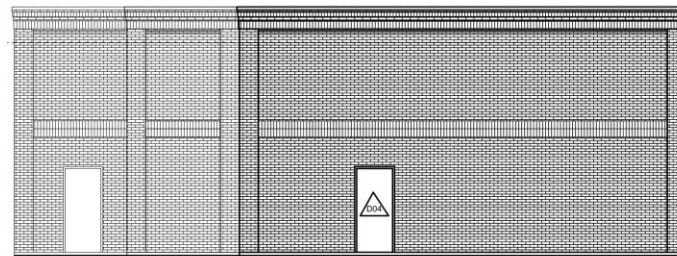
NORTH ELEVATION (NEW PROPOSED)



SOUTH ELEVATION (NEW PROPOSED)



EAST ELEVATION (NEW PROPOSED)



WEST ELEVATION (EXISTING)

EXTERIOR APPEARANCE:

- The applicant intends to make modifications to the north, south, and east building facades.
- Improvements include new windows and doors, a recessed entryway, and a new solid waste 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: 53

FOR: None.

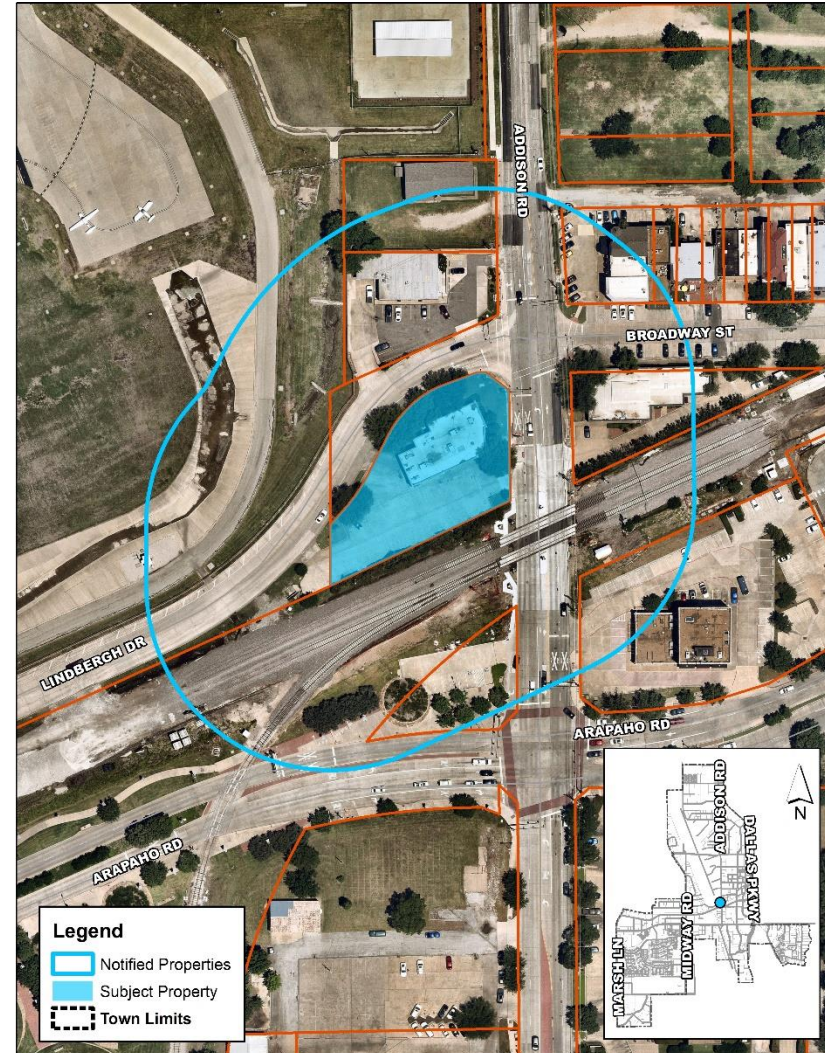
AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Denial: 5 – 1

Three-fourths vote of City Council required to approve appeal of P & Z denial



Post-Meeting Actions

Following the P & Z public hearing, the applicant submitted an appeal of the P & Z denial action and provided the following modifications to the project:

	P & Z Proposal	City Council Proposal
Total Square Footage	5,582 SF (existing building + 2 nd floor mezzanine addition)	4,332 SF (removed proposed 2 nd floor mezzanine and created recessed entry)
Parking	38 spaces provided (80 required)	45 spaces provided (62 required)
Hours of Operation	6 AM to 12 AM, Monday – Thursday & 6 AM to 2 AM, Friday - Sunday	6 AM to 12 AM, seven days a week

RECOMMENDATION:

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

- Previous SUP Ordinances, Nos. 083-025, 091-036, and 091-062, are repealed upon issuance of a Certificate of Occupancy (CO) for Ambrosia Cafe.
- Operating hours that result in venue closure no later than 12:00 am and venue opening no earlier than 6 am.
- BYOB services are prohibited.