

Hawkers Special Use Permit (1859-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 1859-SUP Hawkers

ADDISON

LOCATION:

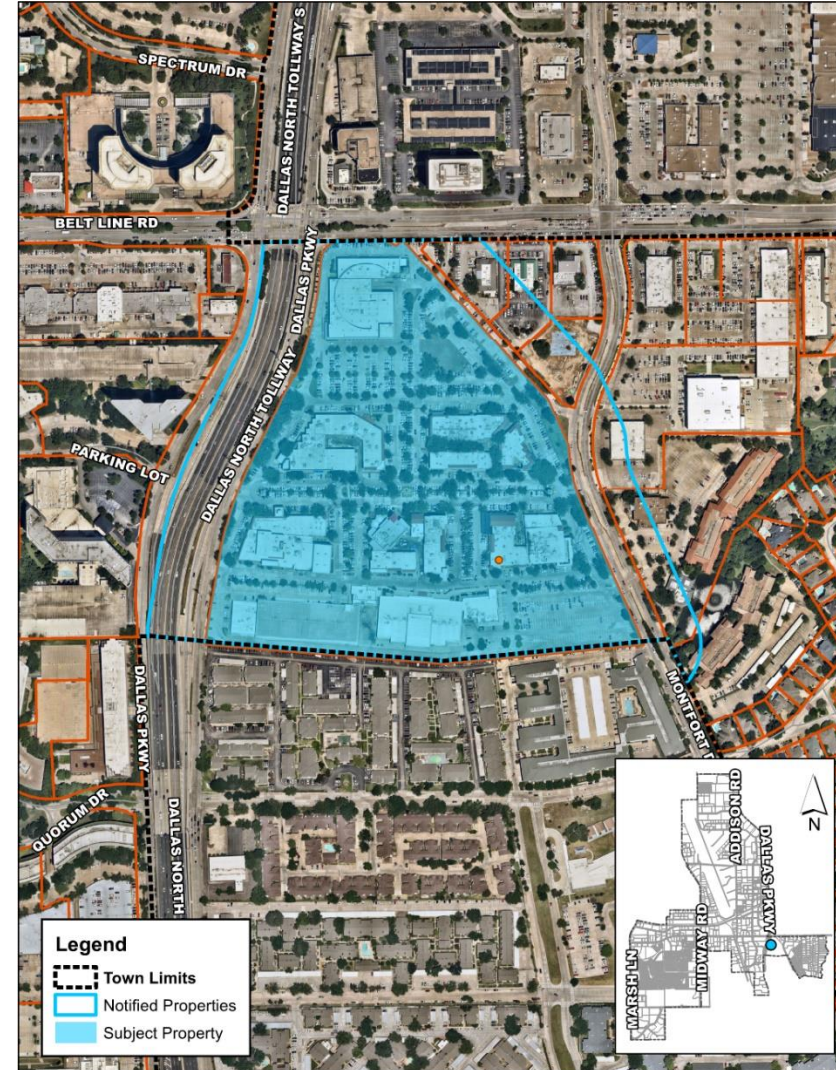
5100 Belt Line Road, Suite #430

REQUEST:

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

ACTION REQUIRED:

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





PROJECT HISTORY:

1966 – Rezoned from Local Retail to PD.

2012 – PD, Ord. No. O12-002, to support redevelopment of Village on the Parkway.

2020 – PD Amendment, Ord. No. O20-08, to allow mixed-use parking ratio.

Present – Proposed SUP to allow restaurant with the sale of alcohol for on-premises consumption.

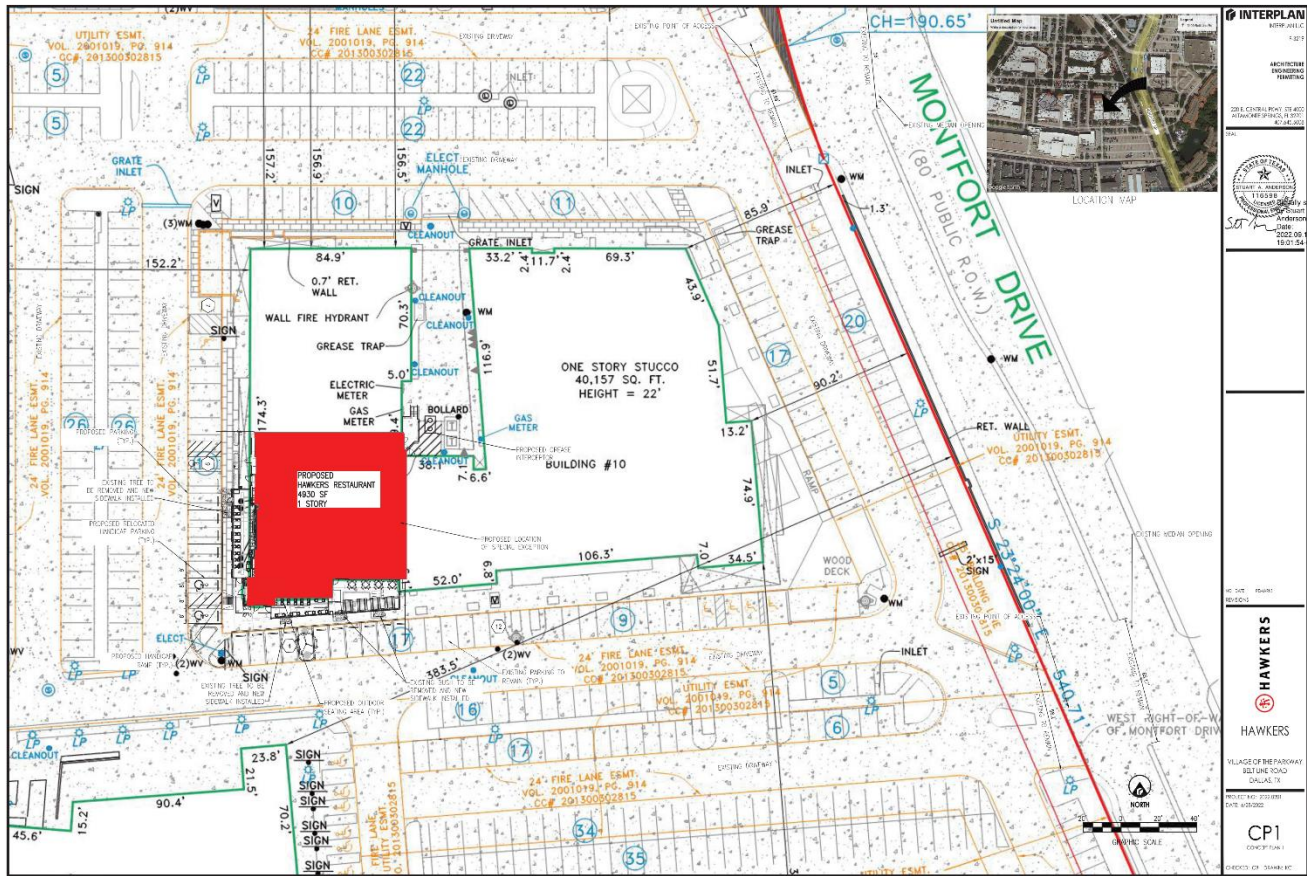
Case 1859-SUP Hawkers



PARKING:

The site complies with the parking requirements of PD O20-08. The required parking ratio is 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. One space is proposed to be removed to accommodate a new landscape island.

- Required Parking: 2,052 spaces
- Existing Parking: 2,262 spaces
- Proposed Parking: 2,261 spaces



Case 1859-SUP Hawkers

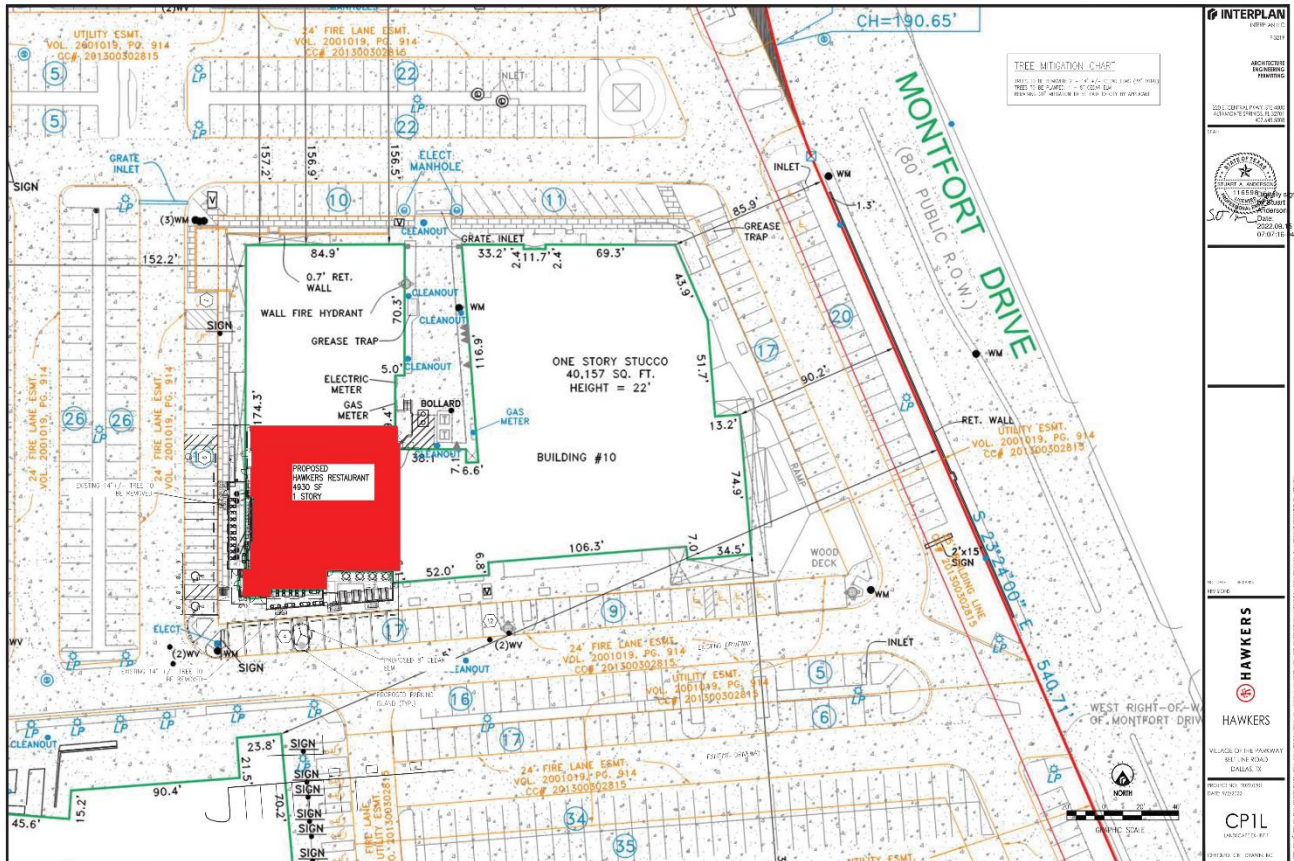


OPEN SPACE AND LANDSCAPE:

To accommodate the patio expansion, two 14-caliper inch cedar elms are proposed to be removed.

To mitigate the removed 28-caliper inches, one 8-caliper inch cedar elm is to be added within a proposed landscape island south of the restaurant. The remaining is proposed to be mitigation via payment into the tree preservation fund.

Proposed Mitigation Fees = \$3,840 (\$192 per caliper inch)



Case 1859-SUP Hawkers



Patio and Tree Conflicts:

With current patio design, trees are proposed to be removed to provide clear sidewalk access.

To preserve the trees, patios would need to be re-configured

One tree removed for Vidora patio

Case 1859-SUP Hawkers

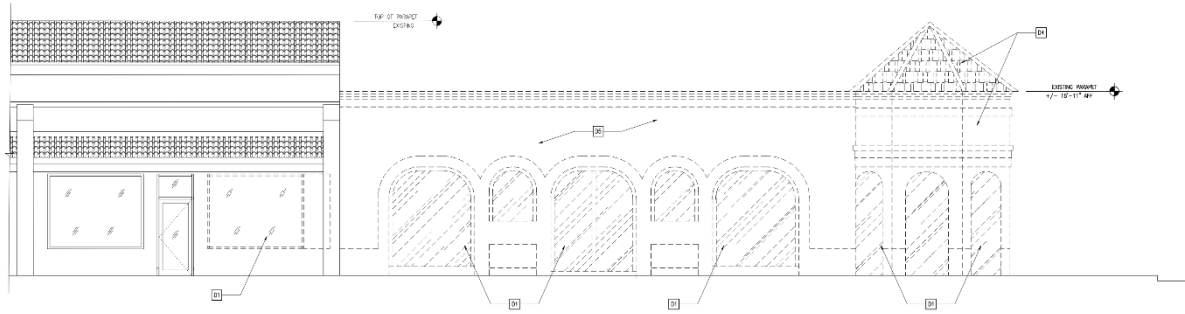
ADDISON

EXTERIOR APPEARANCE:

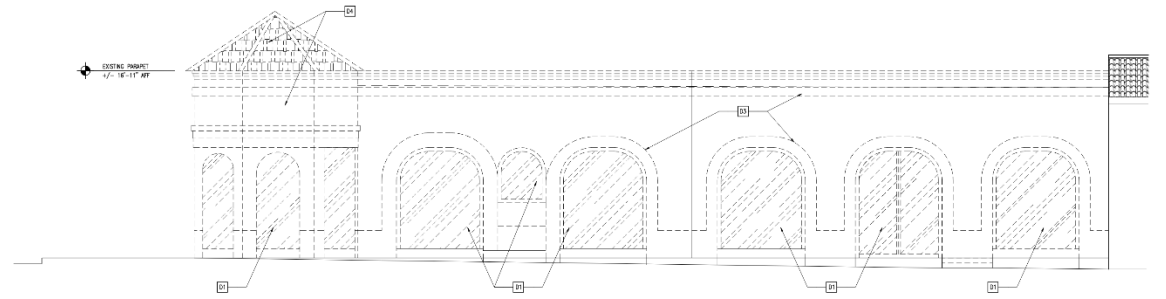
- Extensive remodel proposed on south and west facades, including a new entrance, outdoor patio and bar with steel canopy, and updated materials.
- Proposed color scheme is representative of bright colors found at an Asian street market.
- The proposed façade complies with Town requirements.



Case 1859-SUP Hawkers



2 WEST ELEVATION - EXISTING / DEMO 1/4" = 1'-0"



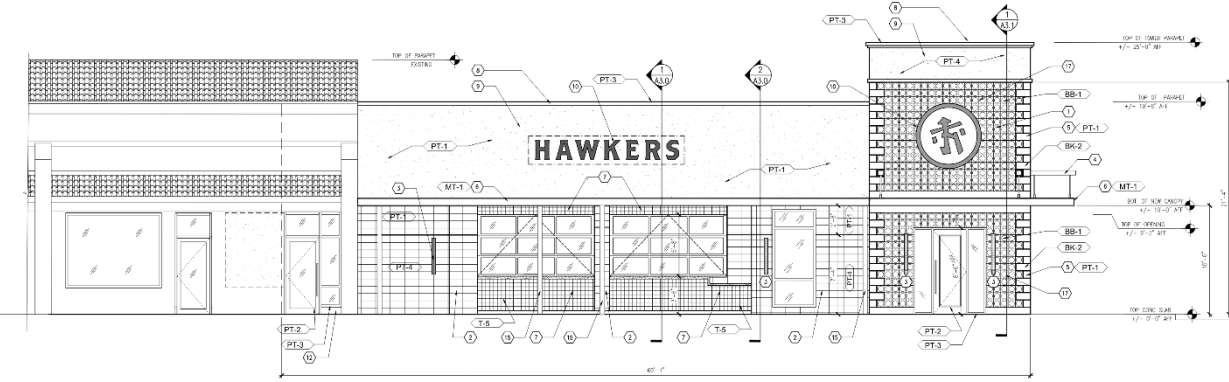
1 SOUTH ELEVATION - EXISTING / DEMO 1/4" = 1'-0"

MATERIALS CALCULATION TABLE

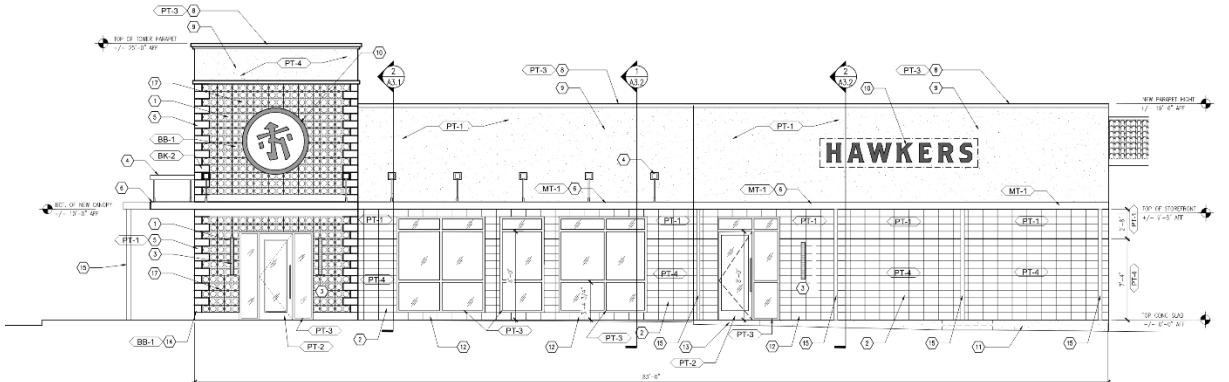
TOTAL SURFACE AREA PER ELEVATION: 1,420 SF		
MATERIAL	AREA	PROPORTION
BRICKWORK / TILES	620 SF	43%
GLASSWORK	590 SF	42%
CLADDING & FINISH	224 SF	16%
METAL / CORNER	44 SF	3%

MATERIALS CALCULATION TABLE

TOTAL SURFACE AREA PER ELEVATION: 1,000 SF		
MATERIAL	AREA	PERCENTAGE
BRICKWORK / TILES	300 SF	30%
GLASSWORK	480 SF	48%
CLADDING & FINISH	200 SF	20%
METAL / CORNER	20 SF	2%



2 WEST ELEVATION - NEW 1/4" = 1'-0"



1 SOUTH ELEVATION - NEW 1/4" = 1'-0"

Case 1859-SUP Hawkers

ADDISON

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: 8

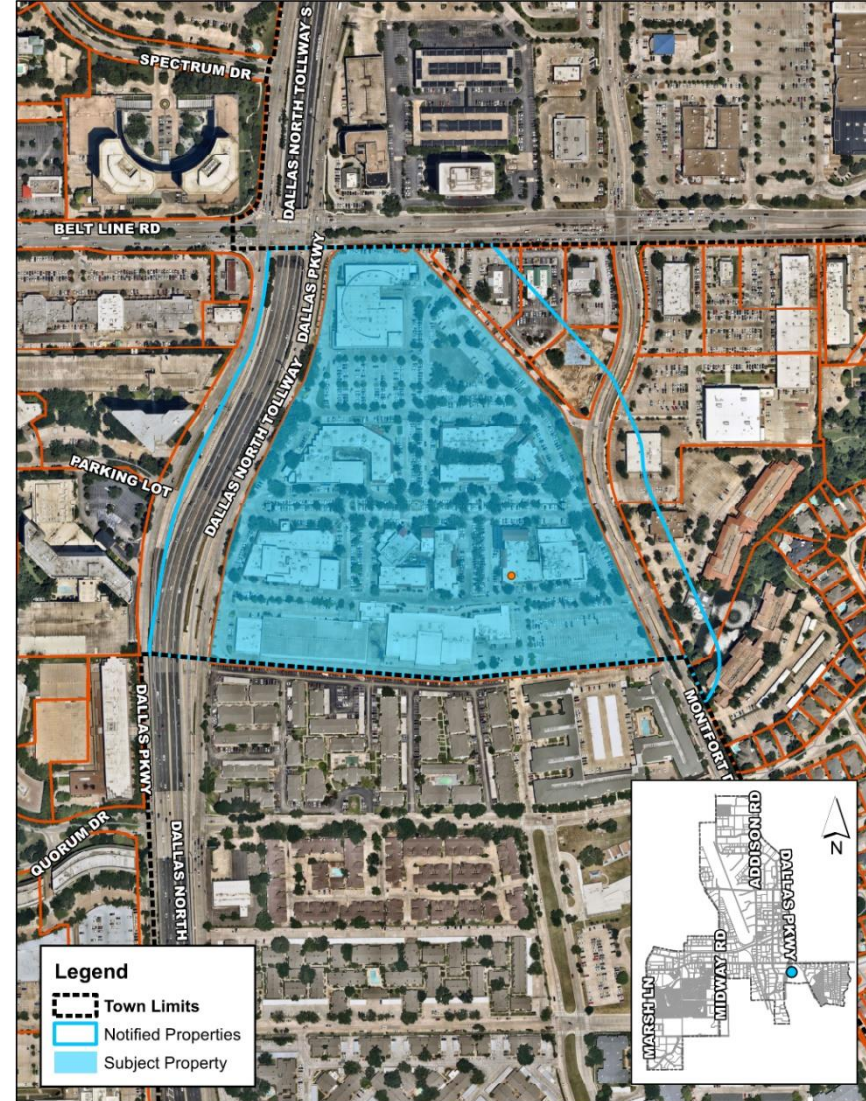
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0



RECOMMENDATION:

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Permit the removal of the existing tree at the western façade and require preservation of the existing tree at the southern façade.
 - Relocate the proposed landscape island to the western parking frontage.