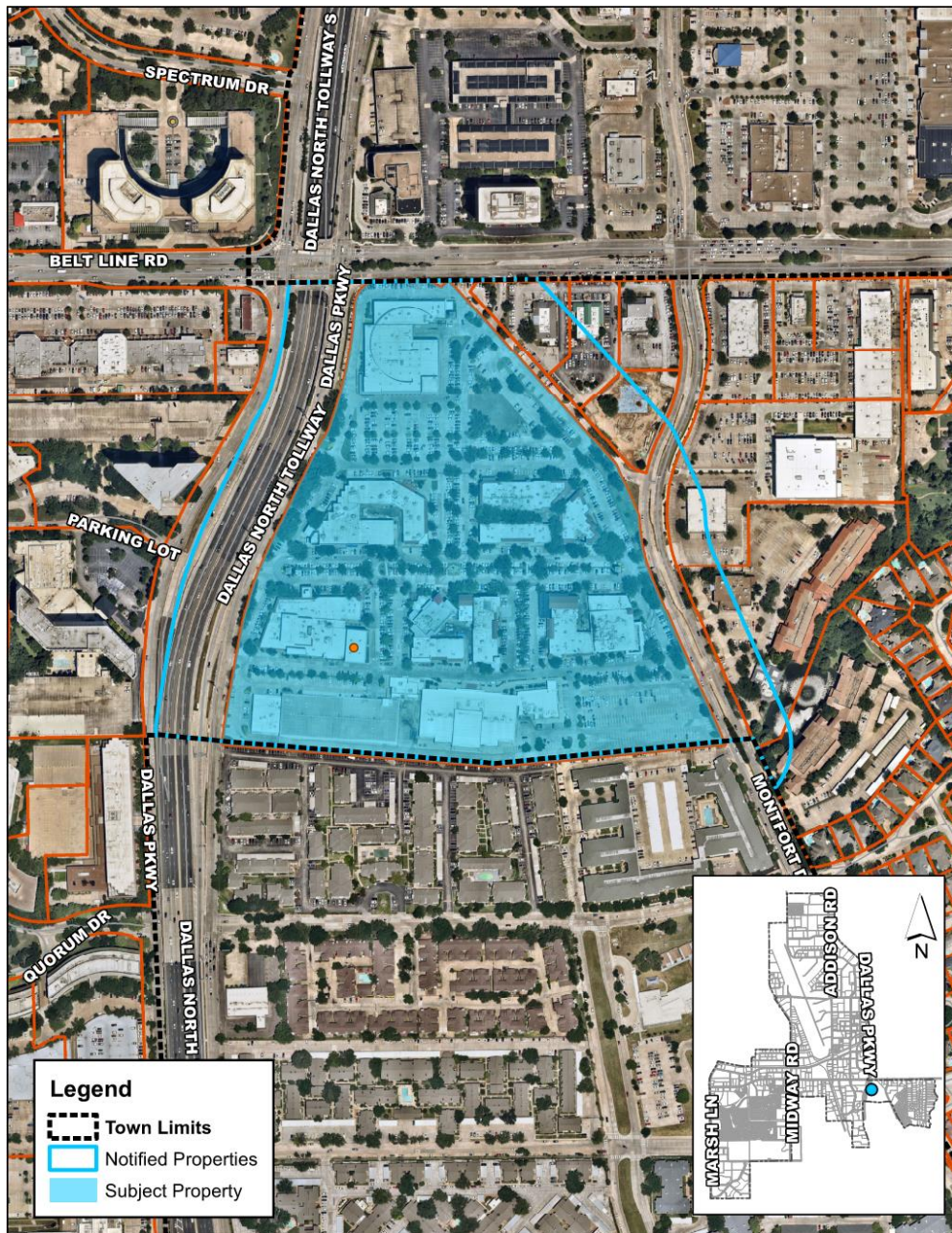


1864-SUP

PUBLIC HEARING Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





November 15, 2022

STAFF REPORT

RE: 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)

LOCATION: 5100 Belt Line Road, Suite #600

REQUEST: Approval of a Special Use Permit for indoor entertainment (miniature golf) and a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 9/8/2022)

APPLICANT: Matthew Martin, Addison Law Firm

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #600. The proposed indoor entertainment and restaurant would occupy a currently vacant space within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The space was formerly occupied by 24-Hour Fitness. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O20-08.

Puttshack is a technology infused miniature golf experience, offering a full-service restaurant and bar. The concept first originated in Great Britain and has expanded with four locations in the United States in Atlanta, Chicago, Miami, and Boston. There are ten other locations currently under development, including the Addison location. The game uses the patented Trackaball technology to keep score and track gameplay. In addition to the traditional 9-hole miniature golf game, Puttshack offers other golf inspired games for all ages. The restaurant offers a variety of cuisines and handcrafted cocktails.

The miniature golf course and restaurant will occupy the existing approximately 30,000 square foot tenant space (Suite 600) in Block 600 at Village on the Parkway. The restaurant will only include interior seating. Puttshack proposes to offer alcohol sales for on-premises consumption at three bars throughout the space. The proposed operating hours are 11:00 am – 12:00 am, Sunday through Wednesday and 11:00 am – 2:00 am Thursday through Saturday. It is anticipated that Puttshack will have a total of 175 employees with the average number of employees onsite at one time being 35.

The PD Ordinances allows entertainment uses, restaurants, and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the site development standards associated with these ordinances.

Proposed Plan: With this request, Puttshack proposes an interior and exterior remodel and landscaping updates at the entrances and perimeter of the suite. The proposed restaurant will

provide seating for approximately 430 individuals. The interior floor plan is comprised of four miniature golf courses, kitchen and service areas, three bars, and table, booth, and bar seating throughout.

A new solid waste enclosure is proposed near the service entrance, along the north façade. There is currently no solid waste enclosure to service this suite. The enclosure will be constructed of concrete masonry block and will be painted to match the building façade.

Parking: PD, Ordinance No. O20-08, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The current conditions require 2,052 spaces on site. The center currently provides 2,261 parking spaces (1,639 surface spaces and 622 garage spaces) and remains in compliance with the requirement.

With the primary access point for this building being relocated from the southern façade to the eastern façade, staff has requested that three additional handicapped parking spaced with ADA compliant paths to the primary building entry be provided prior to issuance of a Certificate of Occupancy (CO). The existing handicapped parking spaces adjacent to the southern façade will remain in place, providing access to the secondary point of access to the building.

Exterior Facades: Puttshack proposes a remodel to the south and east facades as reflected in the façade plans and renderings. The primary entrance will be relocated to the southeast corner of the suite. The existing suite entrance, near the southwest corner, will remain functional and be used as a secondary entry point. Additional glazing is proposed along the facades and metal canopies are planned to cover the entry points.

The remaining existing façade materials are not proposed to change. Those materials include masonry, stucco, and metal. The façade will be painted with a black and grey color scheme to provide a more modern aesthetic.

Landscaping and Open Space: To accommodate the relocation of the main entrance, additional impervious surface is proposed along the east façade. The existing sidewalk will be expanded resulting in a loss of 307 square feet of open space. No existing trees or shrubs will be lost as a result of the sidewalk expansion. Shrubs will be provided around the new entrance in proposed raised planters and planting beds. At the secondary entrance at the southwest corner, existing stairs are proposed to be removed to allow for additional planting area.

During the review of this request, the poor condition of the existing landscaping was identified, specifically six existing Italian Cypress trees along the south façade. Following inspection by the Town's Arborist, it was determined that the trees were infected with Seiridium Canker and had freeze damage from previous winters. Based upon this assessment, the Town requested that the six trees be replaced. The applicant has agreed to install six Skyrocket Juniper trees, planted at a minimum height of 10-feet, as reflected on the landscape plan.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Puttshack is a unique concept that will serve as a destination entertainment and restaurant venue for Addison. The elevated façade will provide a modern touch and the entertainment component will activate the southwest corner of Village on the Parkway.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy, the six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.
- Prior to the issuance of a Certificate of Occupancy, a minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.



Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)

November 15, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite #600, which property is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, by approving a Special Use Permit (SUP) to allow the suite to be used for indoor entertainment (miniature golf) and a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy, the six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.
- Prior to the issuance of a Certificate of Occupancy, a minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.

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

Voting Nay: none

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none