

Conditional Use Permit	1141 N IH 35
CUP-18-35	Saltgrass Steakhouse



Summary

Request:	Request for alternative primary materials for Saltgrass Steakhouse.		
Applicant:	Daniel H. Smith 8350 N Central Expy, Ste 1313 Dallas, TX 75206	Property Owner:	National Retail Properties, LP 450 S Orange Ave, Ste 900 Orlando, FL 32801
CUP Expiration:	NA	Type of CUP:	Alternative Exterior Materials

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	November 9, 2018
Response:	None as of the date of this report		

Property Description

Legal Description:	Springtown V, Lot 3		
Location:	Springtown Way and IH 35 Frontage Road		
Acreage:	1.359	Central Business Area:	No
Existing Zoning:	General Commercial	Preferred Scenario:	High Intensity (Midtown)
Existing Use:	Restaurant	Proposed Use:	Restaurant
CONA Neighborhood:	Millview West	Sector:	7
Utility Capacity:	Adequate	Floodplain:	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	P Terry's (Under Construction)	Midtown High Intensity Zone
South of Property:	GC	Chimy's	Midtown High Intensity Zone
East of Property:	GC	Springtown Parking Lot	Midtown High Intensity Zone
West of Property:	GC	Interstate 35	Midtown High Intensity Zone

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History

The applicant has two requests:

1. EIFS (exterior insulation finishing system) as alternative primary materials.
2. Increasing the permitted amount of a secondary material.

Additional Analysis

Section 9.4.2.1 of the Development Code require that, in a commercial zoning district, a minimum of 80% of each building wall be primary materials. An applicant may request a Conditional Use Permit for alternative exterior design materials.

Please refer to the attached elevations for a calculation for each wall. The total material breakdown is as follows:

Total Breakdown			
Material	Area (SF)	%	Classification
Gross	6950	100%	
Stucco & Masonry	4850	70%	Primary
Wood	1980	28%	Secondary
EIFS	120	2%	CUP Only

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, CNU-A Title : Planner Date: November 14, 2018					

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Evaluation			Criteria for Approval (Sec. 9.4.2.4)
Consistent	Inconsistent	Neutral	
<u>x</u>			<p>The approved alternative meets the intent of the Exterior Design and Materials Standards to an equivalent or better degree than the minimum standards required.</p> <p><i>The intent of the design standards is to promote quality design and create visual interest through texture, color, and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.</i></p> <p><i>The applicant is proposing multiple exterior materials to provide visual interest.</i></p> <p><i>While EIFS is not considered a durable material, it is proposed to be used on the cornice of the building where it is not likely to be damaged.</i></p>
		<u>N/A</u>	The request conforms to the Comprehensive Plan and adopted City Plans.
		<u>x</u>	The request is based on a unique character of the property or proposed use.
		<u>x</u>	Financial hardship is not the basis for the request.
<u>x</u>			<p>The request is offset by additional architecture treatments and increased vertical landscaping.</p> <p><i>The applicant will exceed the City's landscaping standards by planting additional shade trees at the building pad.</i></p>