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MEMORANDUM

Planning & Development - PZ Memo No. 09-122

DATE: OCTOBER 30, 2009

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP09-1009 THE BOATZHOUSE RESTAURANT

Request: Use Permit approval to allow the sale of alcohol (Series 12 Restaurant License) for on-premise consumption only within a new restaurant

Location: 5070 S. Gilbert Road, Ste. 400,
Southwest corner of Gilbert and Chandler Heights Roads

Applicant: David Boatz, Owner

RECOMMENDATION

The request is for Use Permit approval to allow the sale of alcohol (Series 12 Restaurant License) for on-premise consumption only within a new restaurant. Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Gilbert and Chandler Heights Roads within the Shoppes at Riggs Ranch commercial shopping center. The subject site is located in a suite within an inline shops space. An M&I Bank, CVS Pharmacy, and Auto Zone are located north and east of the subject site. Directly south and west of the commercial center is the Riggs Ranch Meadows single-family residential neighborhood.

The subject site is an approximate 2,300 square foot suite within a larger 6,000 square foot inline shops building. The dining area is approximately 950 square feet and can accommodate approximately 60 patrons. The bar area is approximately 160 square feet and can accommodate

14 patrons. The kitchen area is approximately 581 square feet. An outdoor patio is provided, and is approximately 408 square feet and seats 12. The outdoor patio is located in a breezeway between two shop spaces. The breezeway is approximately 33-feet wide; in which the outdoor patio will encroach 12-feet, leaving a 21-foot wide unencumbered area. The restaurant will be open seven days a week from 10:30 a.m. to 9 p.m., and is estimating a need for 5-7 employees.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption only. The establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Tuesday, October 27, 2009. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP09-1009 THE BOATZHUSE RESTAURANT, subject to the following conditions:

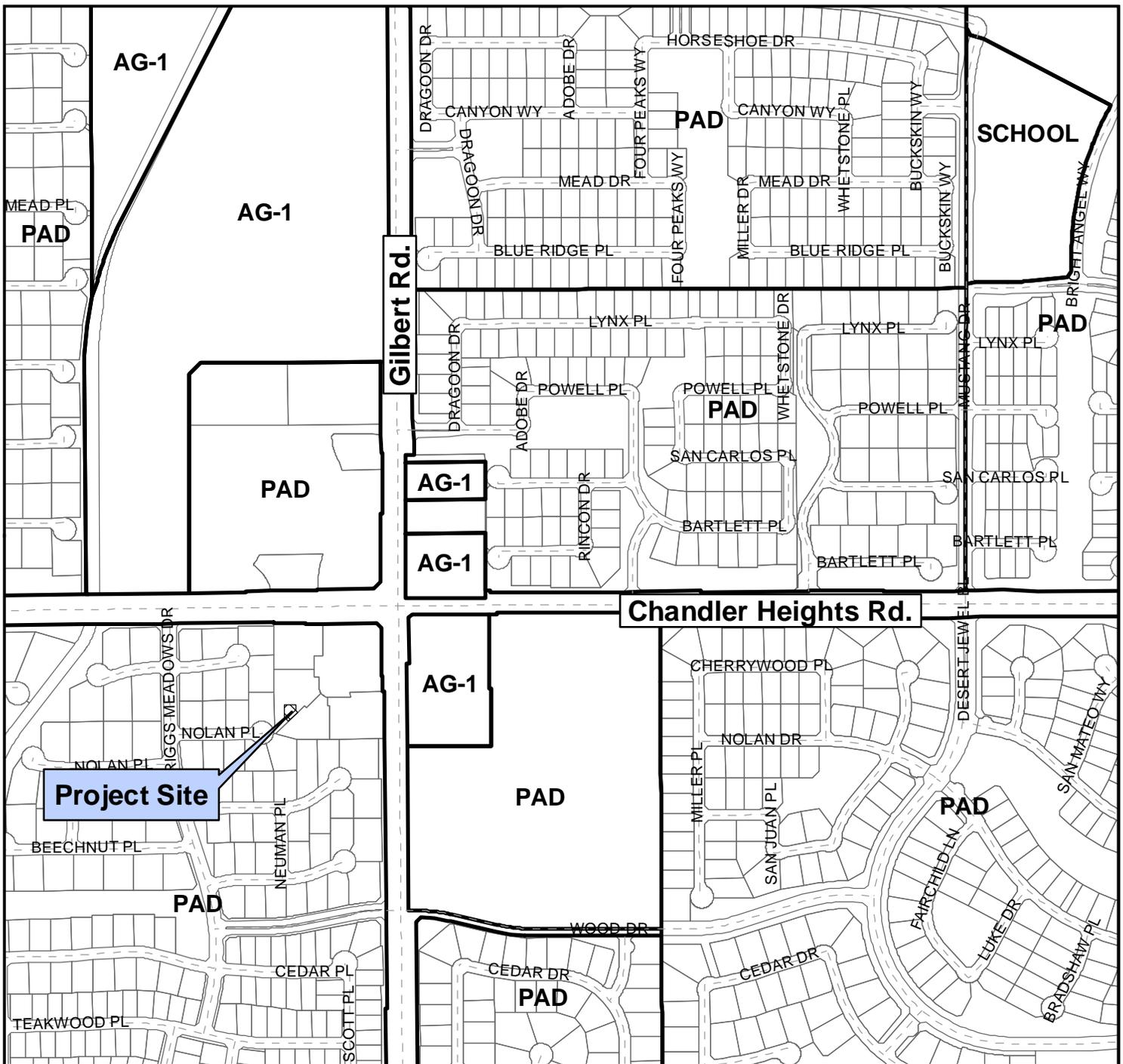
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

PROPOSED MOTION

Motion to recommend approval of LUP09-1009 THE BOATZHUSE RESTAURANT, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan

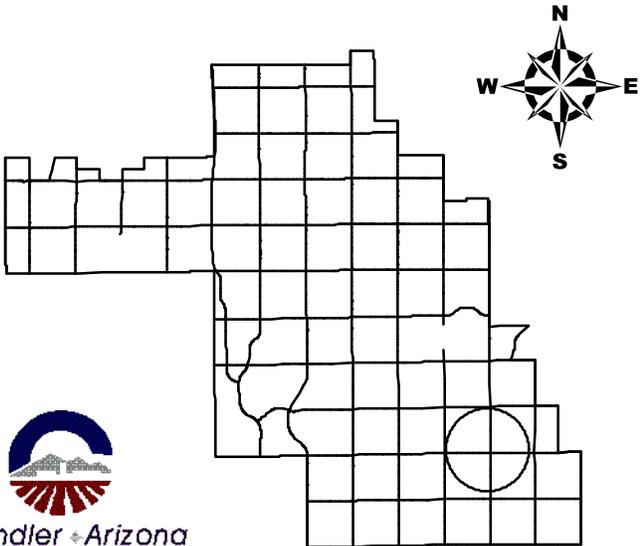


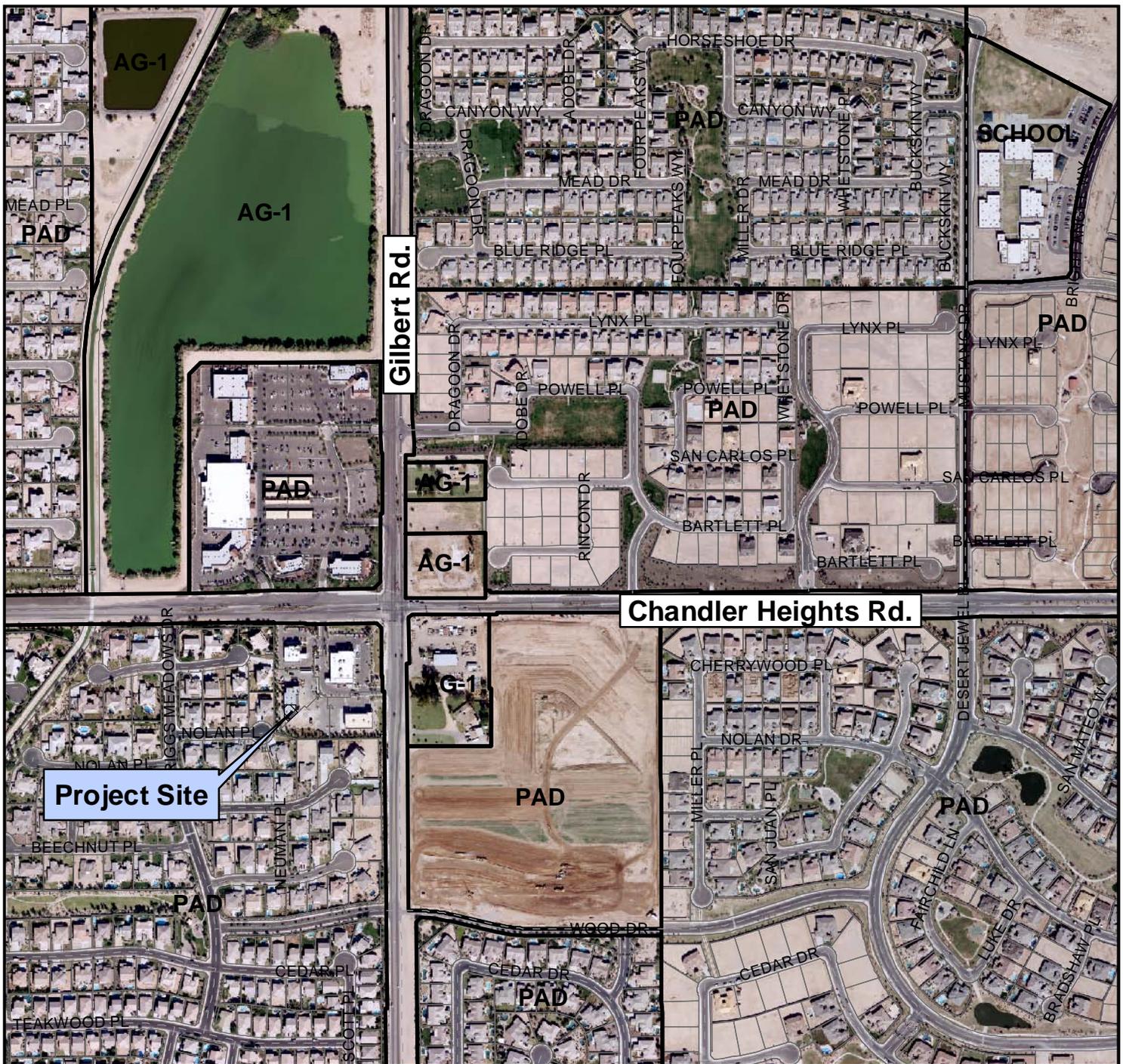
Vicinity Map



LUP09-1009

**The Boatzhouse Restaurant
Liquor Use Permit**





Chandler Heights Rd.

Gilbert Rd.

SCHOOL

Project Site

Vicinity Map



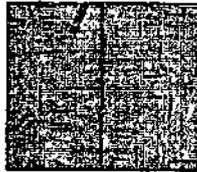
LUP09-1009

**The Boatzhouse Restaurant
Liquor Use Permit**

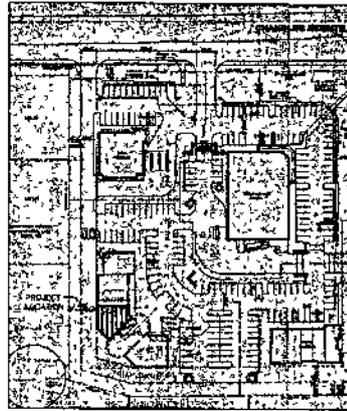


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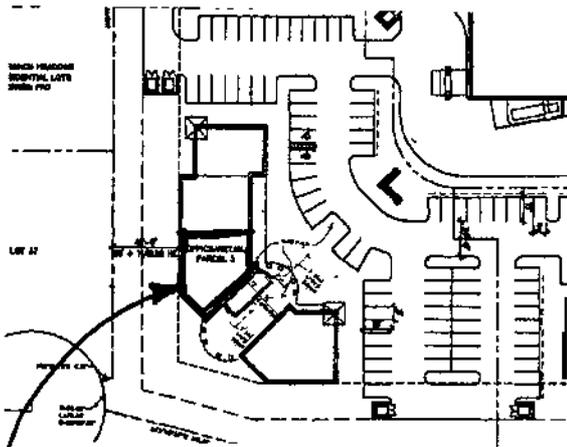
CITY OF CHANDLER 10/05/2009



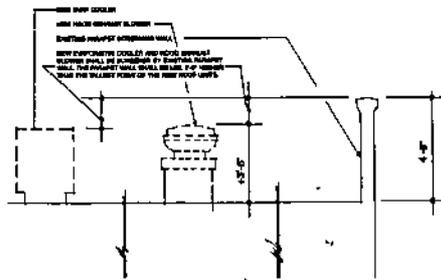
VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: NTS



ENLARGED SITE PLAN



SCREENING WALL DETAIL



CHANDLER FIRE DEPARTMENT
GENERAL NOTES TO THE CONTRACTOR



All buildings between Green R, Orange 1 and Green 11 companies shall be provided with an approved system. The sprinkler system installed in accordance with UBC, Section 10-1, NFPA 13, and City of Chandler Fire Department standards.

Fire protection systems shall be installed by a contractor licensed to perform such work by the State of Arizona, and also that holds a current valid permit from the Chandler Fire Department or maintain such work within the City of Chandler.

The Department Consensus (DOC) of the NFPA 13 and UBC Section 10-1 fire sprinkler systems shall be 2 and 1/2" branch pipes with National Standard Threads, DOC's for NFPA 13D and 13R sprinkler systems shall be single heads branch with 1 and 1/2" National Standard Threads.

All loop valves, valves and standpipes have discharge for Fire Department use shall be 2 and 1/2" National Standard heads. No head is to be omitted.

Automatic sprinkler systems shall be supported by an approved stand, proprietary or custom rigid metal service, or a similar rigid steel stand or a custom fabricated stand when the number of sprinkler heads is 20 or more in Group 1, (Article 1) companies or 100 or more sprinkler heads in all other companies.

The Department, while active, prohibits staff to provide and authorize fireproofing construction. Temporary access made shall be a minimum 18" clear width with 2" unobstructed A.B. fire blocking unless fire service means. Support wires for fire shall be provided and maintained throughout construction. Ejector to any construction being brought on site, all temporary shall be approved and furnished. Permanent fire vehicle access easements shall be 20' clear width, all weather surface.

One set of standard approved drawings shall be submitted on-site and made available to City inspection on demand.

The contractor shall provide the City inspection with copy of the "Contractor's Manual and Test Certificate for Approved Plans" in accordance with NFPA 13, and the "Contractor's Manual and Test Certificate for Underlayment Plans" in accordance with NFPA 26, and the "Certificate of Compliance" for the above systems in accordance with NFPA 13, upon successful completion of the system test and prior to City acceptance of the system.

TEST REQUIREMENTS
Modifications to existing systems affecting 20 or more heads, 40 or more feet of pipe of all or more pipe joints, require plans submitted to the Development Services Department. Plans must be reviewed, approved and on site prior to the Certificate of Occupancy inspection.

Minimum	Maximum/Minimum Pipe Spacing
3 or 4	A head inspection only is required
18" to 24"	20 psi above normal static pressure for 15 minutes
24" or >	20 psi above normal static pressure for 3 hours
All new systems	Per NFPA 13

Project Data:

THE BOATHOUSE RESTAURANT
3070 E GILBERT RD
CHANDLER, AZ
Community Group A-1
Score: 2397 2.3
Occupant Load: 100
EXISTING AREA 969/15-45
EXTERIOR - 1
FATIO 644/13-00
TOTAL OCCUPANT LOAD - 100
Zoning: C1
Building Code: 2006 IRC
2006 IBC
2006 EBC
2006 IPC
2009 NBC
2004 EBC
2004 BECC
ARIZONANS WITH DISABILITIES ACT A.R.S. § 10(1)(3)(A)(4)(AD)(4)(D)

Sheet Index:

- A1: Site Plan
- A2: Detail and Mass
- A3: Reflected Ceiling
- A4: Symbology
- F1: Water Plan
- F2: Hot and Cold Water Plan
- CE: Civil Plan
- ME: Mechanical Details
- PE: Paver Plan
- SE: Site Elevation
- LE: Lighting Plan

Handwritten note: New signs require separate permit

John M. Bowers, P.E.
775 E. Vanhook St.
Chandler, AZ 85225
Phone 480-247-8991
Fax 480-247-8992

Aug. 1, 2009
City of Chandler, AZ
Development Services Department
3070 E. Gilbert Road

Dear Building Official,
This letter is to verify that I have reviewed the final situation to adapt to support these additional loads:
New composite roof, 600 pounds
New HVAC unit, 750 pounds
New steel exhaust fan, 250 pounds
New storage tank, 250 pounds
An additional structural modification is necessary other than the standard hardware under existing to support these loads.
If there are any questions regarding the above, please contact me at (480) 247-8991

John M. Bowers, P.E.

Tenant Improvement For:
THE BOATHOUSE RESTAURANT
 5070 S GILBERT RD, SUITE #4
 CHANDLER, AZ 85249

PDC
PARAMOUNT DESIGN & CONSULT

2848 North Arbores Ct. Mesa, AZ 85205
T 480-282-5628 F 480-218-8360

SITE PLAN

A1

SUBJECT SITE

