

24

FEB 10 2011



MEMORANDUM

Transportation & Development – CC Memo No. 11-005

DATE: JANUARY 20, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, ACTING CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *M*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP10-0043 THE BOATZHOUSE RESTAURANT

Request: Use Permit extension 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: Robert Tomfohr, Owner

RECOMMENDATION

The request is for Use Permit extension approval to continue to allow the sale of alcohol (Series 12 Restaurant License) for on-premise consumption only within an existing restaurant and outdoor patio. Planning Commission and 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 located in the rear southwest corner of the shopping center. An M&I Bank, CVS Pharmacy, and Auto Zone are located north and east of the subject site. Surrounding the commercial center to the west and south 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, the outdoor patio will encroach 12-feet into the breezeway, leaving a 21-foot wide unencumbered area. The restaurant is open seven days a week; Monday from 4 p.m. to 9 p.m., Tuesday through Thursday 11 a.m. to 9 p.m., Friday and Saturday 11 a.m. to 10 p.m., and on Sunday 12 p.m. to 8 p.m.

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.

DICSUSSION

When the initial Use Permit request came through in late 2009, there was a concern expressed by a nearby resident regarding a pedestrian gate connecting the surrounding residential subdivision with the commercial center, and maintenance of the fence. Planning Commission decided to add a one-year timing condition to determine if there was in fact an issue. Staff is unaware of any issues in association with the pedestrian connection, and as such, is recommending approval without a time condition.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, December 23, 2010. No neighbors were in attendance.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP10-0043 THE BOATZHOUSE 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.

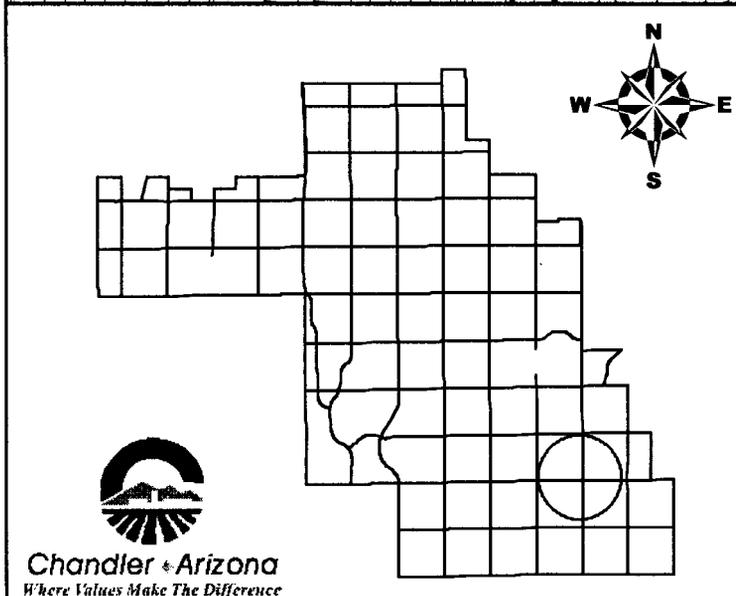
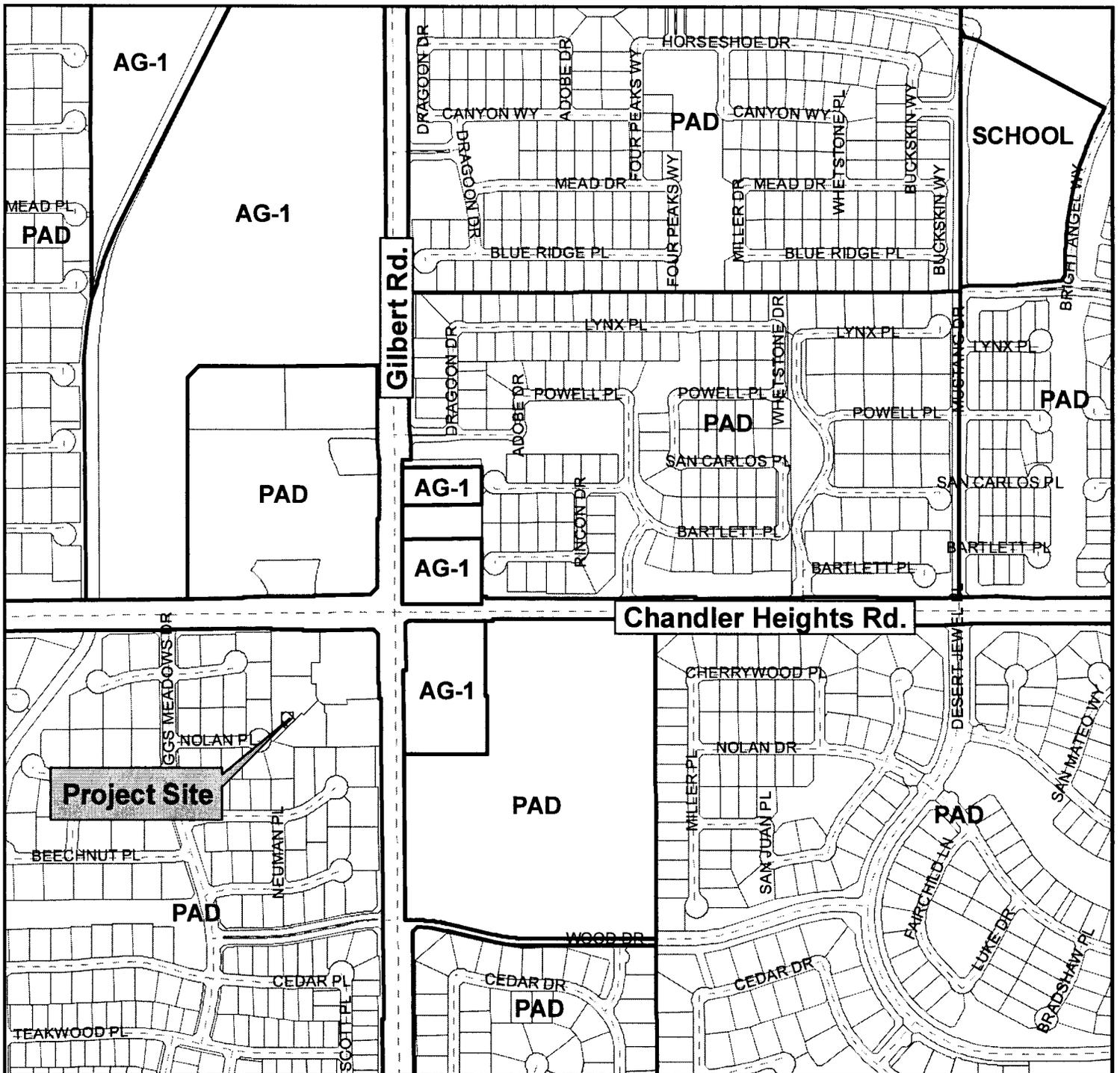
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

PROPOSED MOTION

Move to approve LUP10-0043 THE BOATZHOUSE RESTAURANT, Use Permit for a Series 12 liquor license, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

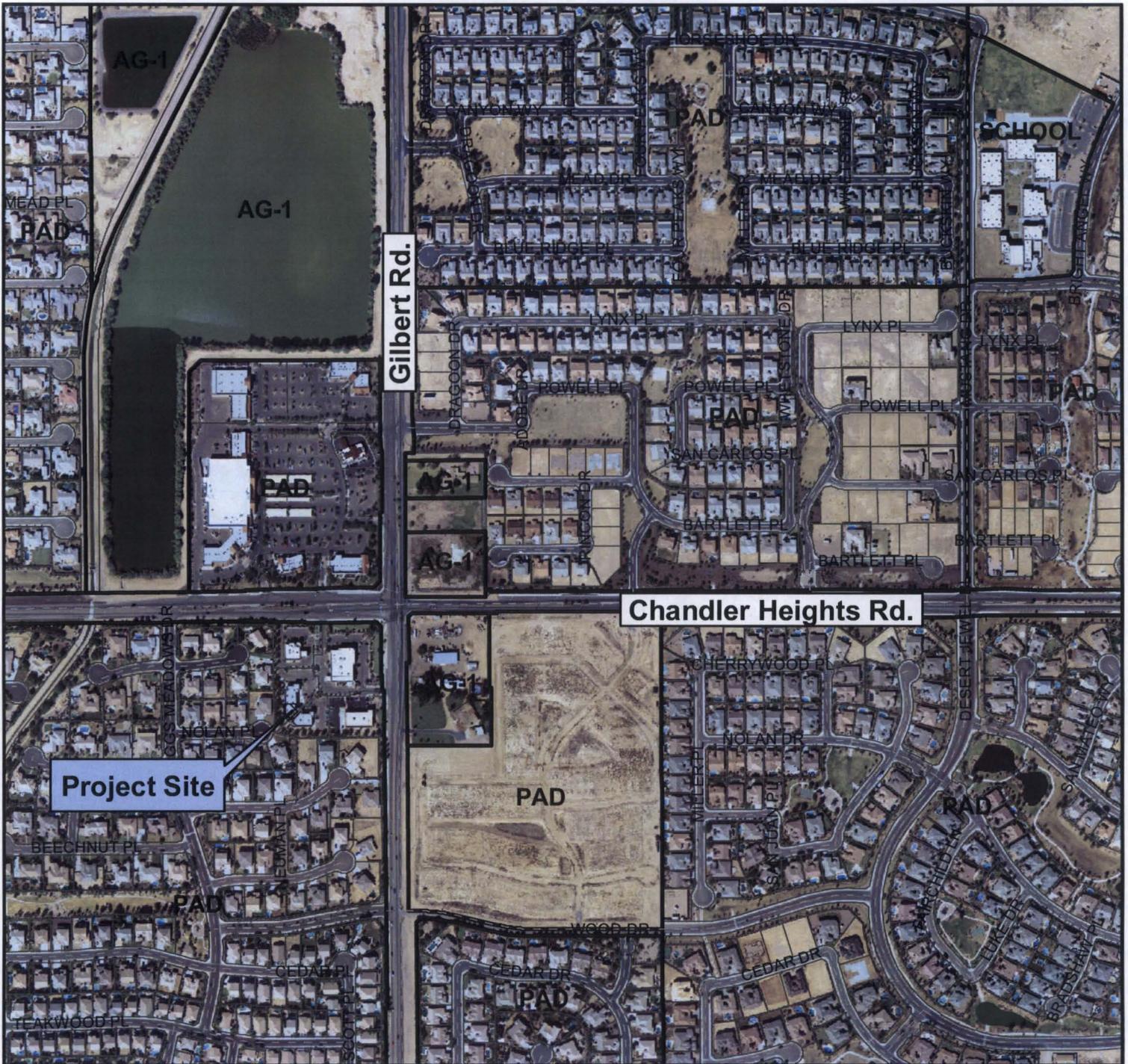


Vicinity Map

LUP10-0043

**The Boatzhouse Restaurant
Liquor Use Permit**

CITY OF CHANDLER 11/9/2010

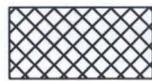


Chandler Heights Rd.

Gilbert Rd.

Project Site

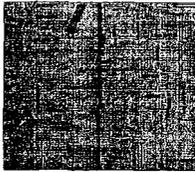
Vicinity Map



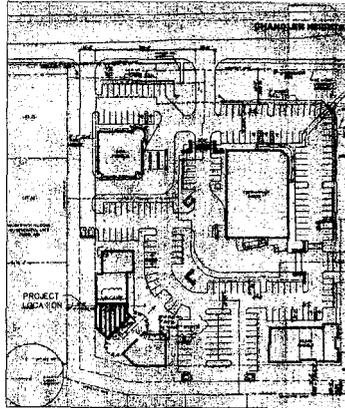
LUP10-0043

**The Boatzhouse Restaurant
Liquor Use Permit**

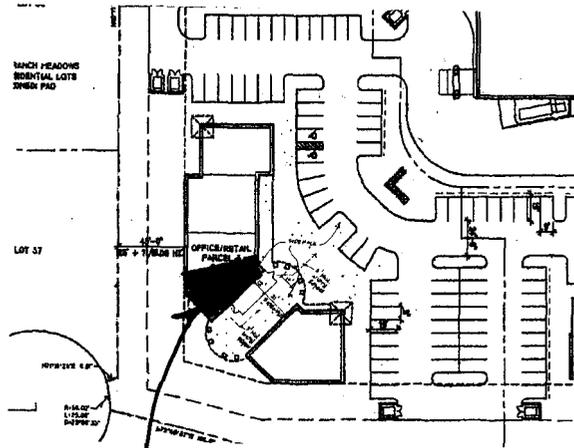




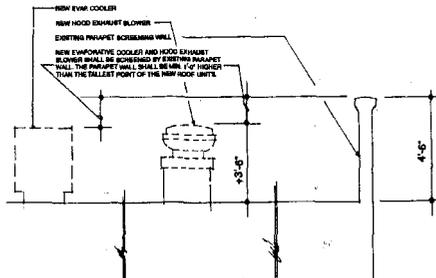
VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: NTS



ENLARGED SITE PLAN



SCREENING WALL DETAIL



CHANDLER FIRE DEPARTMENT
GENERAL NOTES TO THE CONTRACTOR



All buildings (except Group R, Division 3 and Group U occupancies) shall be provided with an approved automatic fire sprinkler system installed in accordance with UBC Standard 3A-1, NFPA 13, and City of Chandler Fire Department standards.

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

Fire Department Connections (FDC's) for NFPA 13 and UBC Standard 3A-1 fire sprinkler systems shall be 2 and 1/2" female elbows with National Standard Threads. FDC's for NFPA 13D and 13R sprinkler systems shall be single female elbows with 1 and 1/2" National Standard Threads.

All hose valve outlets and standpipe hose discharges for Fire Department use shall be 2 and 1/2" National Standard threads. No hose to be attached.

Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service; or an audible signal shall sound at a constantly attended location when the number of sprinkler heads is 20 or more in Group I, Division 1 occupancy or 100 or more sprinkler heads in all other occupancies.

Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 14' clear width with 6" compacted AB. No trucking across Fire Access roads. Required water flow shall be provided and maintained throughout construction. Prior to any construction being brought on site, all hydrants shall be approved and functional. Permanent fire vehicle access roadways shall be 20' clear width, all weather surface.

One set of stamped approval drawings shall be maintained on-site and made available to City inspectors on demand.

The contractor shall provide the City Inspector with copy of the "Contractor's Material and Test Certificate for Aboveground Piping" in accordance with NFPA 13; and the "Certificate of Material & Test Certificate for Underground Piping" in accordance with NFPA 24, and the "Certificate of Compliance" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.

Event Mitigation Plans

Modifications to existing systems affecting 20 or more heads, 40 or more feet of pipe or 40 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.

Stacks	Remedial System Test Response
9 or <	A visual inspection only is required
10 - 19	50 psi above normal static pressure for 15 minutes
20 or >	50 psi above normal static pressure for 2 hours
All new systems	Per NFPA 13

Project Data:

Project: THE BOATHOUSE RESTAURANT
5070 S. GILBERT RD.
CHANDLER, AZ

Occupancy Group: A-2
Square Footage: 2307 S.F.

Occupant Load: DINING AREA 96/15-45
KITCHEN = 5
PATIO 44/15-30
TOTAL OCCUPANT LOAD = 100

Zoning: C1
Building Code: 2006 IBC
2006 IMC
2006 IFGC
2006 IPC
2005 IMC
2006 IFC
2006 IBC
2006 IMCC
ARIZONANS WITH DISABILITIES ACT A.R.S. 41-1491.57(A)(A)(ADA)

Sheet Index:

- A1 Site Plan
- A2 Floor Plan
- A3 Scaffolding
- MP1 Specifications
- P1 Waste Plan
- P2 Hot and Cold Water Plan
- P3 Gas Plan
- M1 Mechanical Plan
- B1 Power Plan
- E11 Case Line
- B2 Lighting Plan
- A2.1 Details and Notes
- M2 Mechanical Details

NOTE: SIGNS REQUIRE SEPARATE PERMIT

John M. Bowers, P.E.

775 E. Franklin St.
Chandler, AZ 85225
Phone: 602-987-8061
Fax: call for number

Aug. 5, 2009

City of Chandler, AZ
Development Services Department

Re: Boats Restaurant
5070 S. Gilbert Road

Dear Building Official,

This letter is to certify that I have reviewed the roof structure is adequate to support these additional loads:

New evaporative cooler, 600 pounds

New HVAC unit, 750 pounds

New hood exhaust fan, 250 pounds

New canopy hood, 250 pounds

No additional structural modification is necessary other than the standard hardware and/or blocking to support these units.

If there are any questions regarding the above, please contact me at (602) 367-8661.

Sincerely,

John M. Bowers, P.E.



Tenant Improvement For:

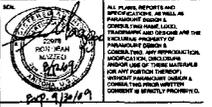
THE BOATHOUSE RESTAURANT

5070 S. GILBERT RD. SUITE #4
CHANDLER, AZ 85249

NO.	REVISION / DATE	DATE



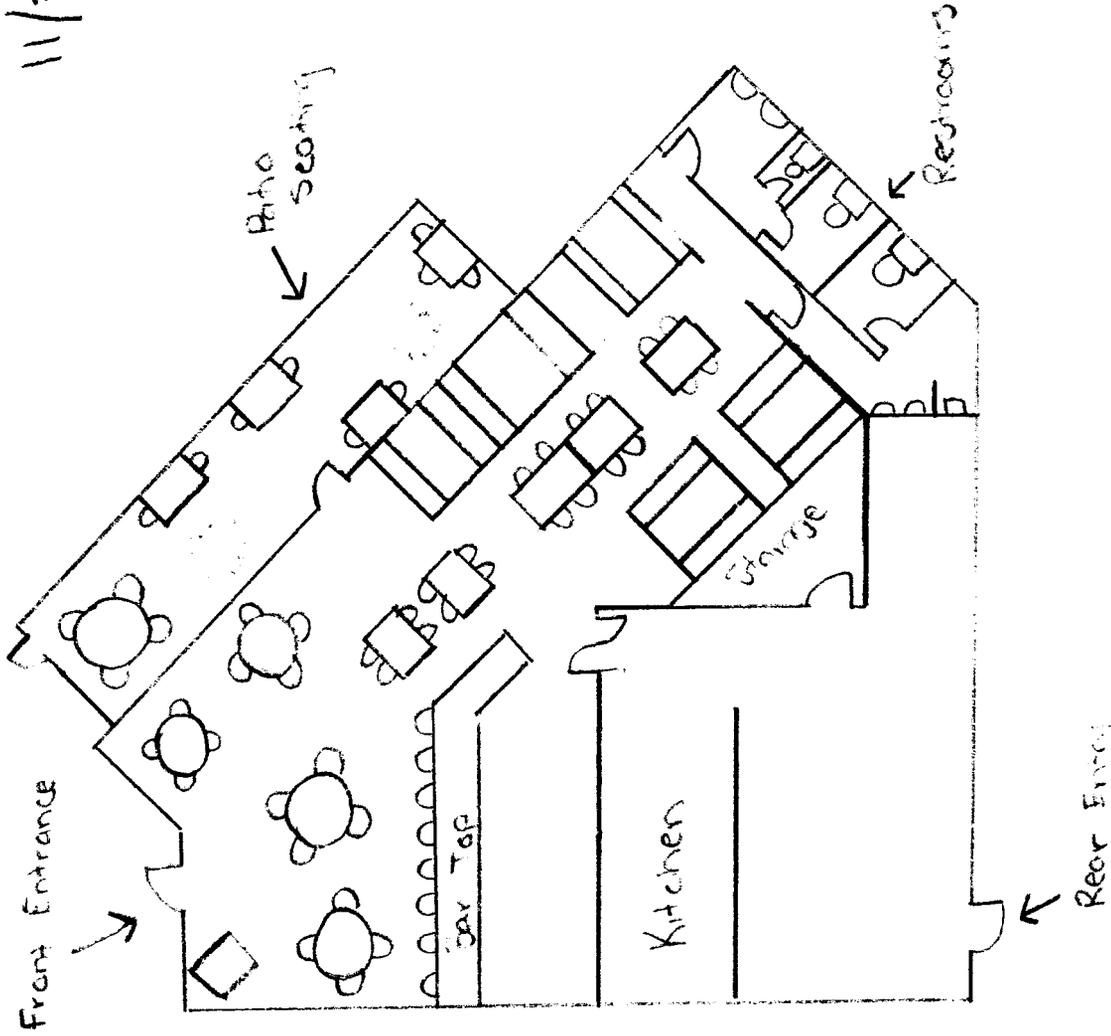
3949 North Arcadia Cir. Mesa, Arizona 85207
T: 602-882-5658 F: 480-218-8360



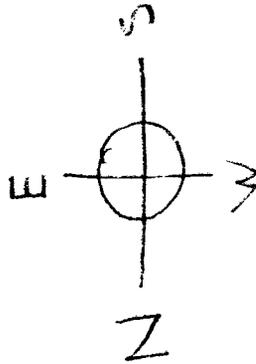
SCALE		DATE
DATE		A1
DATE	DATE	
REV. NO.	PROJECT	

SUBJECT SITE

11/3/2010



The Boozehouse
 5070 S GRAND RD
 STE A00
 CHANDLER, AZ
 85249



2,307 sq ft

Floor Plan (updated 11/3/2010)