

#25

MAY 12 2011



Chandler - Arizona
Where Values Make The Difference

Chandler



2010

MEMORANDUM Transportation & Development - CC Memo No. 11-047

DATE: APRIL 25, 2011

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP11-0004 THE LIVING ROOM

Request: Use Permit approval for an extension of premises to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new outdoor patio at an existing restaurant

Location: 2475 W. Queen Creek Road, Ste. 1;
 West of the southwest corner of Queen Creek and Dobson roads

Applicant: Mike Perry; Whitneybell Perry, Architect

RECOMMENDATION

The request is for Use Permit approval for an extension of premises to sell alcohol as permitted with a Series 12 (Restaurant) liquor license for a new outdoor patio at an existing restaurant. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located west of the southwest corner of Queen Creek and Dobson Roads, within the Downtown Ocotillo commercial shopping center. The subject site is located in a suite within an inline shops space. Queen Creek Road is directly north of the site. Parking fields are located east and south of the site. West, adjacent to the restaurant are shop spaces.

The subject site is an approximate 2,180 square foot suite occupying the eastern half of an approximate 7,000 square foot inline shops building. The dining and bar areas total

approximately 1,430 square feet and can accommodate 104 patrons. The kitchen area is approximately 307 square feet. Two separate outdoor patios are provided; one patio is located west of the main entrance on the south side of the building, and the second patio is located east of the main entrance on the south side of the building and wraps around the eastern face of the building. The patios combined as they exist, are approximately 729 square feet and can accommodate approximately 40 patrons. The request is to extend the patio area that is on the south side of the restaurant that is currently occupied by the garden area. On the west side of the restaurant entrance the patio will be expanded to the south by 7'-8", and will increase the patio area by roughly 160 sq. ft. The area on the east side of the entrance will also be expanded, but will remain a garden area. Both areas to the east and west of the main entrance will be enclosed by a short masonry wall consistent with the building architecture; the masonry wall was approved administratively.

The extension of the patio does not affect pedestrian walkways, nor does it raise parking concerns. The site, when initially designed required 27 parking stalls, 71 were provided. With the expanded patio area an additional four parking spaces are required. The site has an abundance of 40 extra parking spaces.

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 neighborhood meeting was held on Thursday, April 7, 2011. 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 Absent: 1 (Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP11-0004 THE LIVING ROOM, 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.

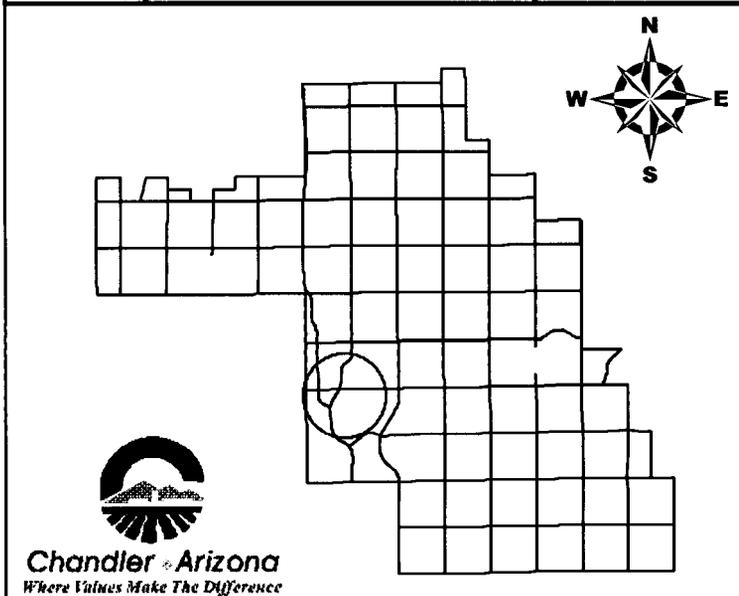
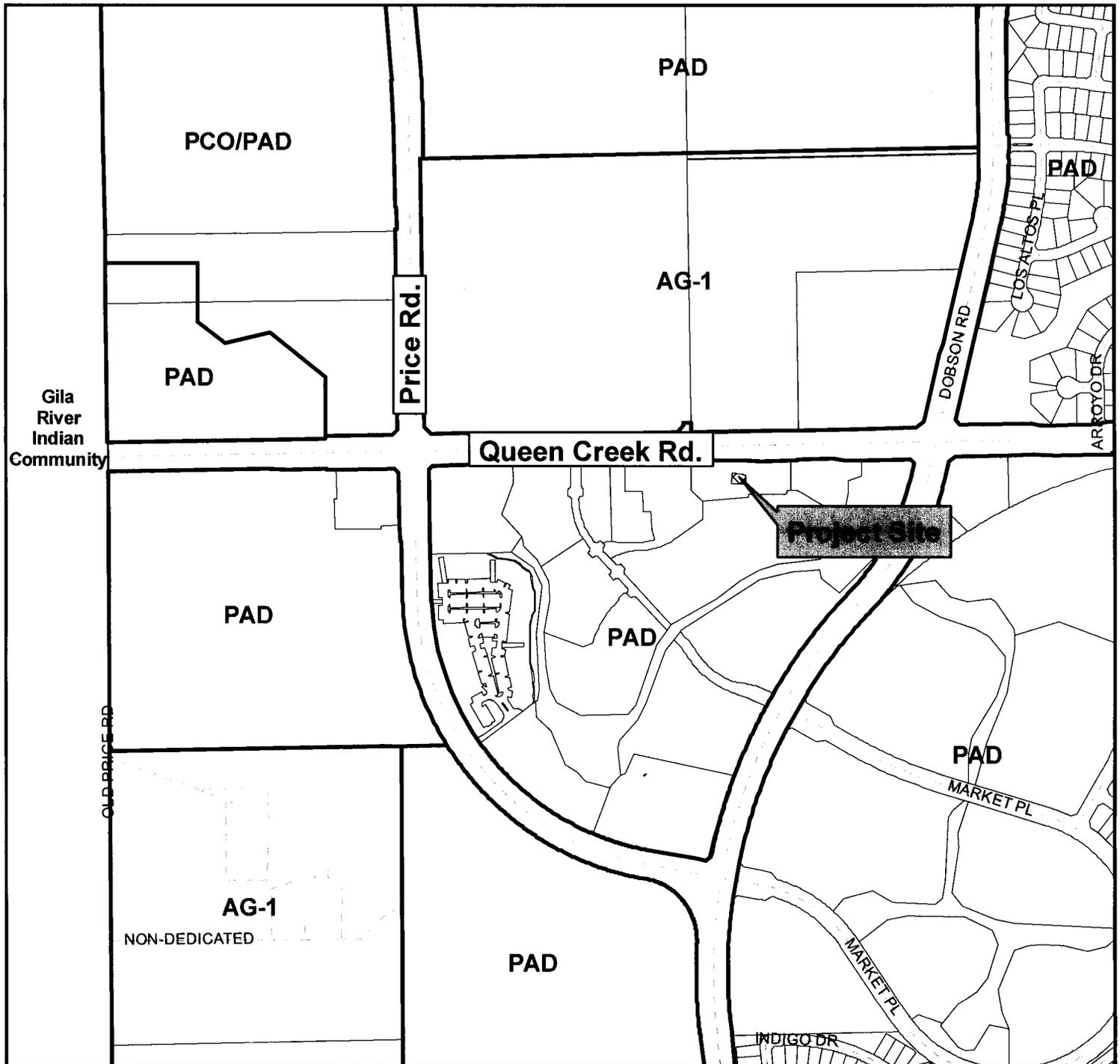
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is granted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

PROPOSED MOTION

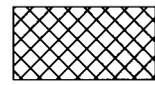
Move to approve LUP11-0004 THE LIVING ROOM, Use Permit for an extension of premises to sell alcohol as permitted with a Series 12 (Restaurant) liquor license; subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Existing Patio Plan
4. Proposed Patio Plan



Vicinity Map



LUP11-0004

**The Living Room
Liquor Use Permit**





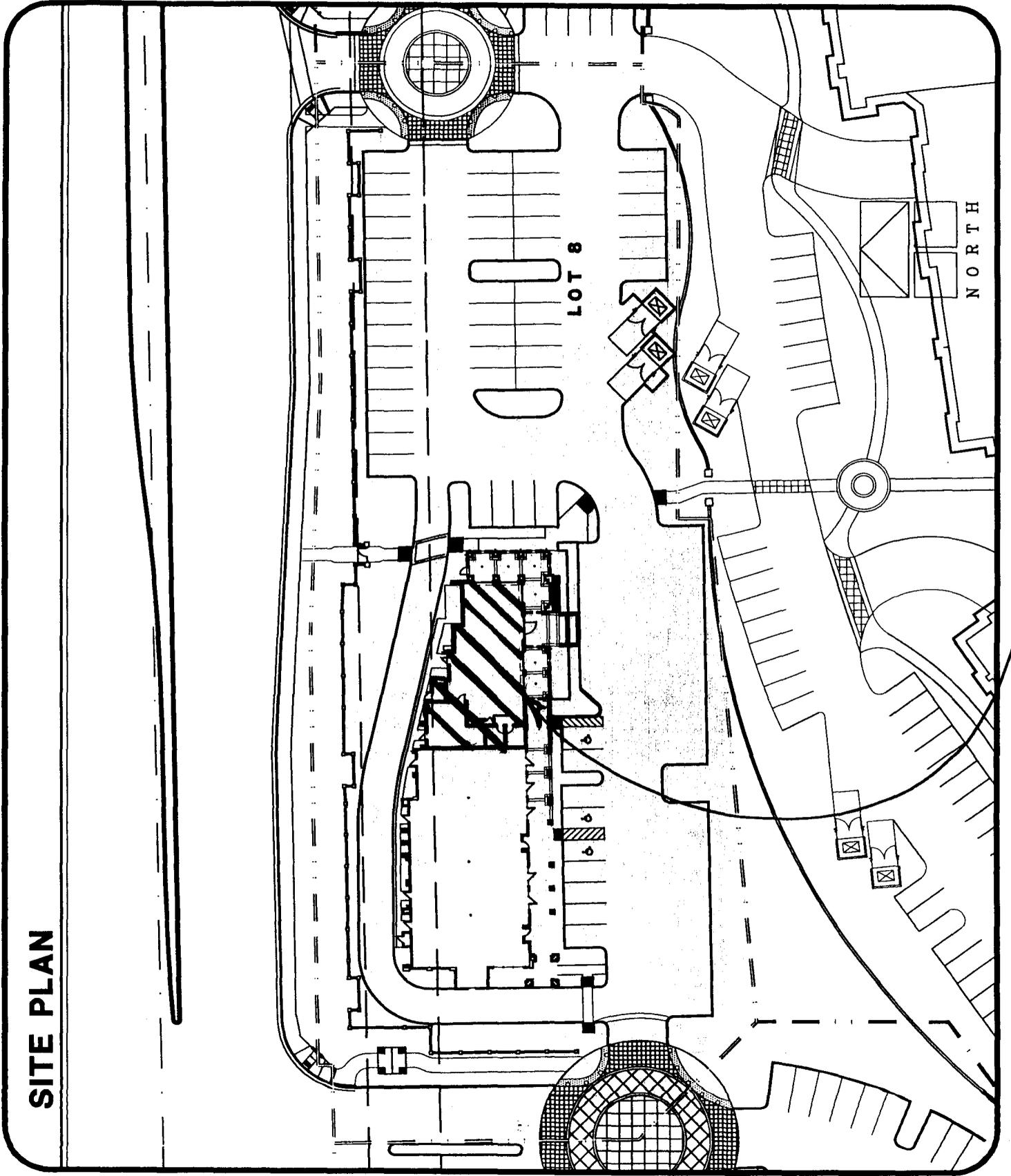
Vicinity Map



LUP11-0004

**The Living Room
Liquor Use Permit**

SITE PLAN



SUBJECT SITE

Contractor must verify all dimensions of project before proceeding with this work.

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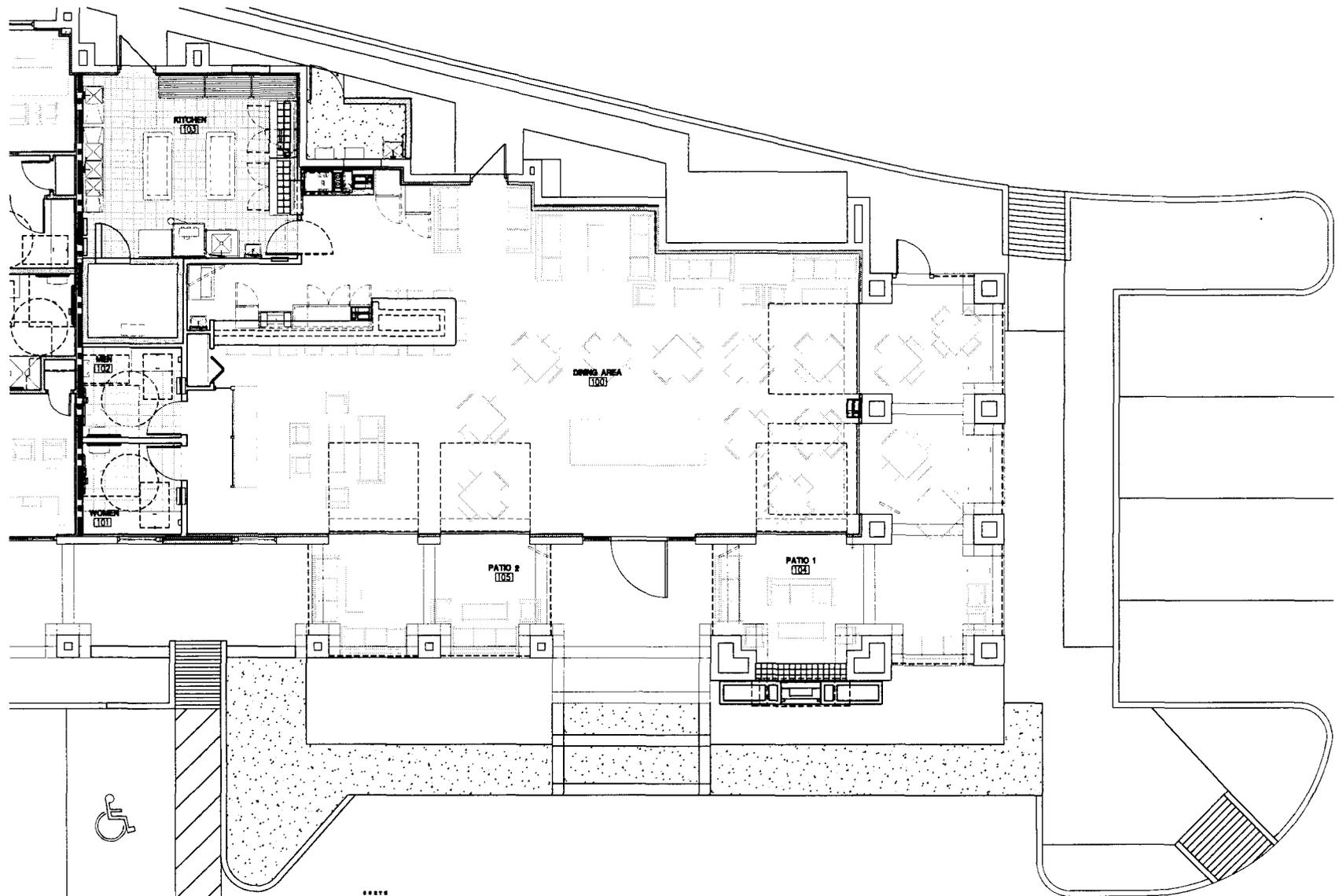
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Notation of information taken from previous plans. This drawing is a revision of the previous drawing. The information shown in this drawing is for the use of the contractor and shall not be used for any other projects, be additional to this project, or for any other project by other means without the written consent of the architect.

Contractor must verify all dimensions of project before proceeding with this work.

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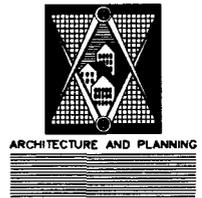
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EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**The Living Room
 DOWNTOWN
 OCOTILLO
 Building "H"**
 CHANDLER, ARIZONA

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
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 1 Apr 2011

EXIST FLOOR PLAN

EXISTING PATIO PLAN

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