



MEMORANDUM Transportation & Development – CC Memo No. 12-071

DATE: JUNE 22, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: LUP12-0010 SPEAK EASY SALOON & GRILL

Request: Use Permit approval to sell liquor for on-premise consumption only within a restaurant that includes a new outdoor patio and live entertainment (Series 12 Restaurant License)

Location: 7450 W. Chandler Boulevard

Applicant: Jon J. Harris, Triple J Restaurant Group LLC

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval.

BACKGROUND

The currently vacant subject building is located within the Chandler Technology Center business park at the northeast corner of I-10 and Chandler Boulevard. Since the building's construction in 1989, it has been occupied by three restaurants: Sizzler, Damon's, and Villalpando's. Adjacent uses include two hotels to the north, an office building to the west, and a Denny's restaurant to the east. Farther east is the new Rudy's BBQ restaurant. Farther north are several industrial buildings.

The site's most recent tenant, Villalpando's Mexican Restaurant, was approved for a Use Permit, without time limit, that allowed alcohol service under a Series 12 Restaurant License with live

entertainment (DJ and dancing). The subject application is necessary because of an expanded bar area, a new stage, a new interior mezzanine, and a new outdoor patio to be constructed to accommodate the new tenant.

The building is currently 5,700 square feet in size. The new mezzanine will add approximately 625 square feet and the outdoor patio will add approximately 1,475 square feet. The total seating capacity will be approximately 152 seats. The stage, labeled "platform" on the floor plan, is being added to the north end of the interior. Some of the seating near the stage is moveable so as to allow for a dancing area. The building's only customer entrance is on its northeast end and includes two sets of doors with a small vestibule.

The new outdoor patio will displace a landscaped area on the building's south side, facing Chandler Boulevard, though three existing trees will be maintained within the patio area. The existing sidewalk will remain just outside the patio. No live entertainment will occur on the patio, though it will have speakers to broadcast ambient music and any live music occurring indoors. The patio will be enclosed by a 5'-high fence.

Hours of operation are 3 p.m. to 2 a.m. daily. In the future the establishment may add a catering element that occurs during other hours, but it would not involve on-site service.

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

DISCUSSION

Planning Commission and Staff support the request, finding the live entertainment and outdoor patio in conjunction with alcohol sales to be appropriate at this location. It is noted that there is no outdoor live entertainment and that Chandler Boulevard traffic already creates a substantial amount of noise at this location. Planning Commission and Staff recommend a condition that addresses noise volume in order to prevent a land use conflict with the adjacent hotels.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held June 5, 2012 at the adjacent Hampton Inn. Two representatives of the adjacent hotels, Hampton Inn and Homewood Suites, attended to gather general information about the request.
- The Police Department has been informed of the application and has no issues or concerns.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

Planning Commission added Condition No. 9 in order to emphasize that live music not be conducted on the outdoor patio because of the potential impacts on neighboring hotels.

RECOMMENDED ACTIONS

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP12-0010 SPEAK EASY SALOON & GRILL subject to the following conditions:

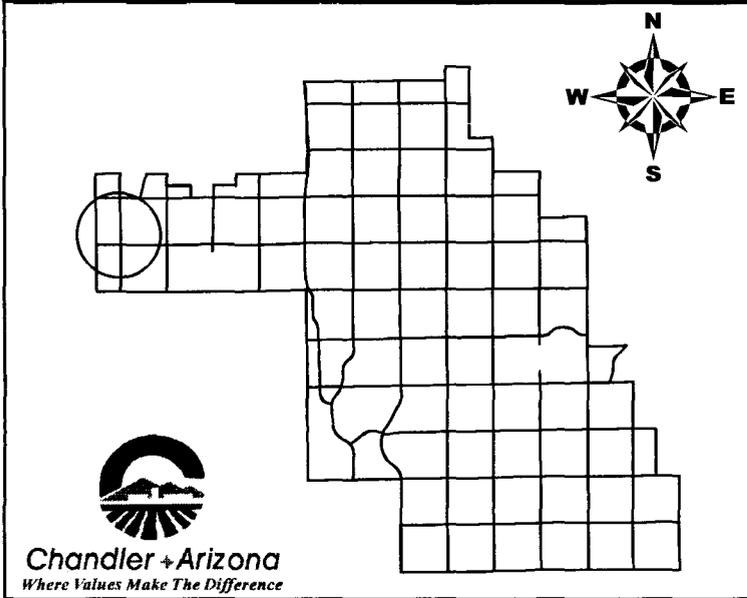
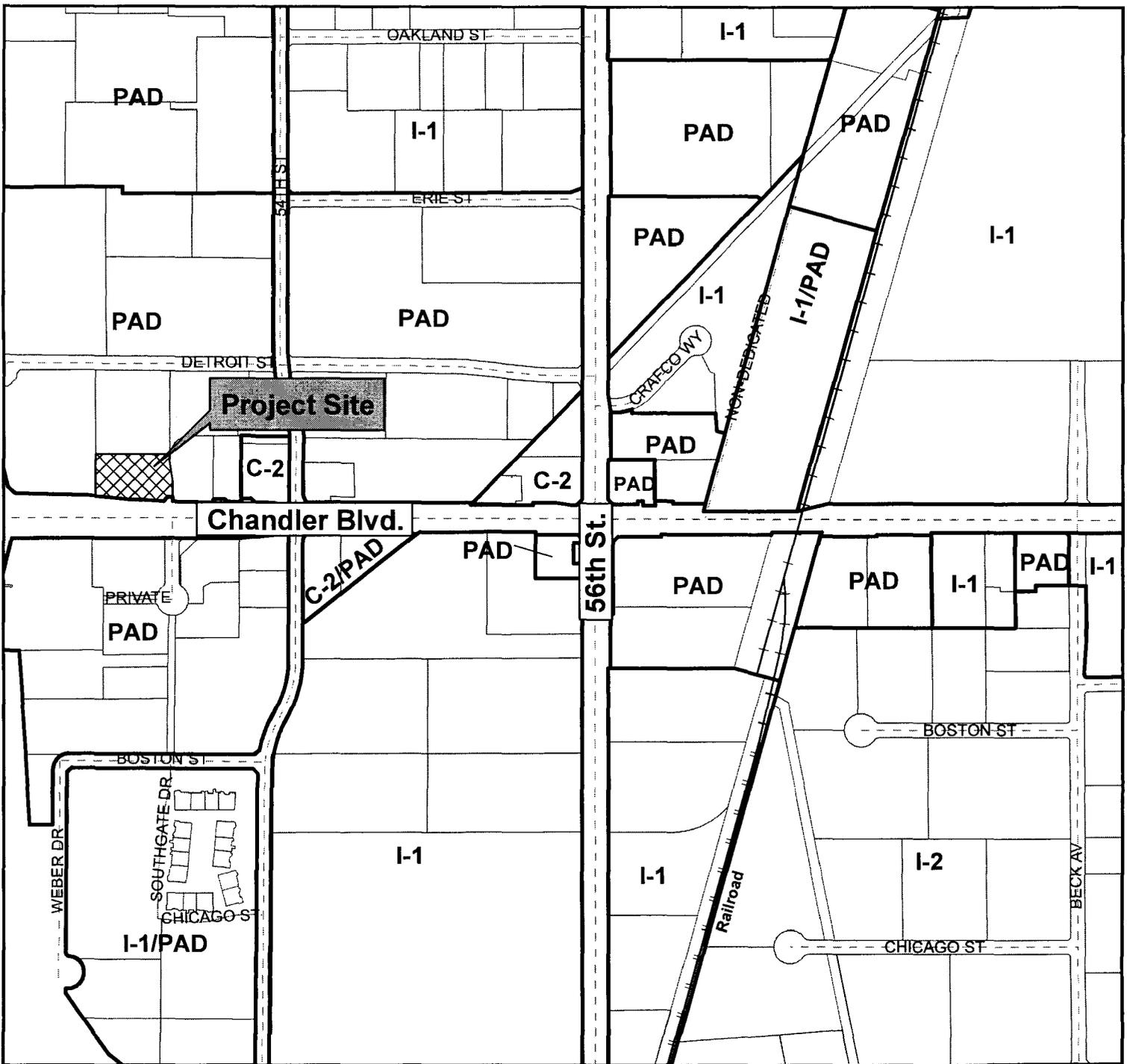
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plans, and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.
5. The site shall be maintained in a clean and orderly manner.
6. No alcohol shall be carried beyond the indoor or outdoor serving areas into the parking lot or off-premises.
7. Music shall be controlled so as to not unreasonably disturb area properties.
8. The patio fence design shall be commensurate with the building's architectural quality.
9. There shall be no live music on the outdoor patio.

PROPOSED MOTION

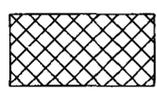
Move to approve Use Permit LUP12-0010 SPEAK EASY SALOON & GRILL subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Narrative



Vicinity Map



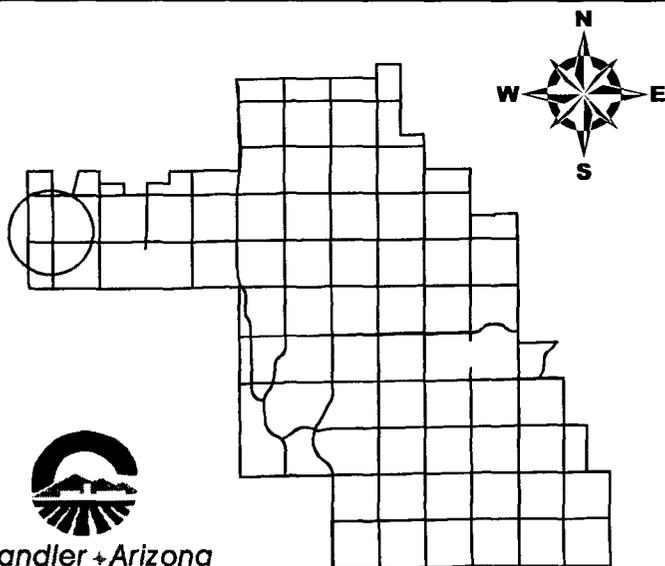
LUP12-0010

**Speak Easy Saloon & Grill
Liquor Use Permit**





Vicinity Map



LUP12-0010

**Speak Easy Saloon & Grill
Liquor Use Permit**



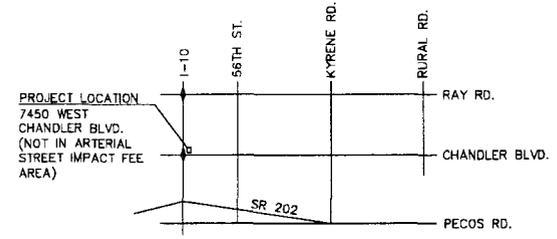
Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/27/2012

TENANT IMPROVEMENT PLANS

SPEAK EASY SALOON & GRILL

7450 WEST CHANDLER BLVD



VICINITY MAP

SHEET INDEX

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- A-1 ARCHITECTURAL FLOOR PLAN
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- A-5 REFLECTED CEILING PLAN
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- A-7 MEZZANINE AND PATIO PLAN
- P-1 FOUNDATION PLAN
- S-1 PLUMBING PLAN
- SD1 STRUCTURAL DETAILS

SITE DATA

PARCEL NO. 301-84-118A
(SEC. 29, T15, R4E)
CHANDLER TECHNOLOGY CENTER, LOT 3
BOOK 311, PAGE 9 MCR
(RECORDED MAY 1987)
MCR NO. 87-0335533

LOT SIZE: 62,238 SF
(1.429 ACRES)

ZONING: PAD
LAND USE: RESTAURANT

BUILDING DATA

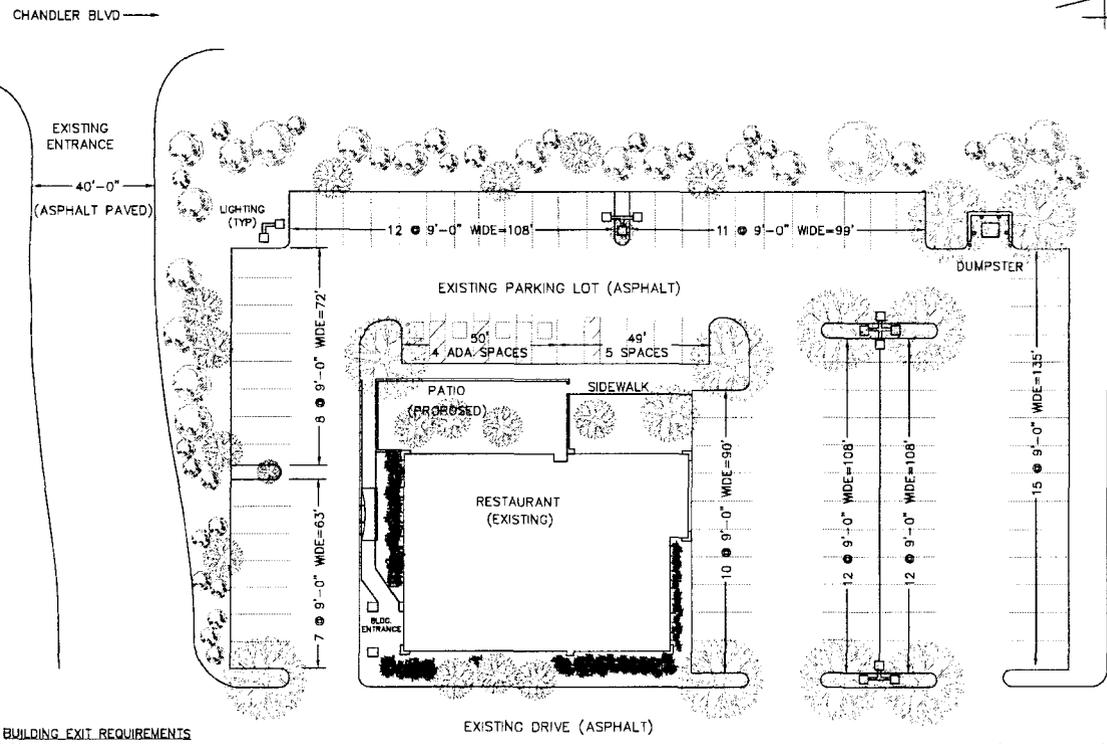
CONSTRUCTED: 1989 (1985 UBC)
BUILDING AREA: 5,980 SF
BUILDING USE: FULL SERVICE RESTAURANT
PARKING SPACES: 96 STALLS
(3 H/C)

CURRENT BUILDING CODES

- 2009 INTERNATIONAL BUILDING CODE (IBC)
- 2009 INTERNATIONAL EXISTING BUILDING CODE (IBEC)
- 2008 NATIONAL ELECTRIC CODE (NEC)

CIVIL ENGINEER

STEVEN L. KETCHUM
826 N. FOREST
MESA AZ 85203



PARKING SUMMARY

CITY OF CHANDLER UNIFIED DEVELOPMENT MANUAL
35-1804 PARKING SCHEDULE
(3) COMMERCIAL RESTAURANTS/LOUNGES: 1 SPACE PER 50 SF PUBLIC SERVICE AREA

*** APPLICABLE ONLY TO CONSTRUCTION OF A NEW BUILDING**

EXISTING PARKING PROVIDED: 92 GENERAL, 4 ACCESSIBLE, 96 TOTAL
EXISTING RAMPS TO SIDEWALK WITH A 1:20 SLOPE: 3

PROPOSED PARKING FOR ADA ACCESS:

92 GENERAL USE SPACES
4 ACCESSIBLE SPACES
96 TOTAL SPACES

PUBLIC SERVING AREA

MAIN DINING ROOM 3360 SF
MEZZANINE AREA 535 SF
PATIO SEATING AREA 1475 SF
5370 SF

5370 SF / 96 SPACES = 1 SP PER 56 SF < 75 OK

ADA SPACE REQUIREMENTS

TOTAL PARKING IN LOT 76 TO 100
REQUIRED NO. OF ADA SPACES = 4 OK

STAIR EXIT FROM MEZZANINE

OCCUPANT LOAD ON MEZZANINE THAT MUST EXIT VIA STAIRS:
535 SF / 15 SF/OCC. = 36

MIN REQUIRED WIDTH FOR OCCUPANT LOAD < 50 = 36 OK

BUILDING EXIT REQUIREMENTS

MINIMUM NUMBER OF EXITS REQUIRED BASED ON 2009 IBC:
OCCUPANT LOAD BETWEEN 1-500 MIN. NUMBER OF EXITS = 2

INCHES OF EXIT WIDTH REQUIRED PER THE 2009 IBC:

OCCUPANT LOAD X 0.2 (GROUND)
OCCUPANT LOAD X 0.3 (STAIRS)

358 X 0.2 = 72 INCHES MIN.

EXIT WIDTH PROVIDED = 3 X 36" = 108

LOSS OF ONE EXIT CANNOT REDUCE AVAILABLE CAPACITY TO LESS THAN 50%

IF MAIN ENTRANCE IS LOST, THEN 36 INCHES REMAINS > 50% (72 X 0.50 = 36) OK

EXITS PROVIDED = 2 (PUBLIC)(108")
1 (STAFF)(36")

OCCUPANCY LOAD TABULATION

MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT:
- ASSEMBLY W/O FIXED SEATING (TABLES AND CHAIRS) = 15 SF/OCC.

OCCUPANT SPACE	
- MAIN DINING ROOM	3360 SF
- MEZZANINE	535 SF
- PATIO SEATING	1475 SF
	5370 SF
	± 15 =
	358

CALCULATED OCCUPANT LOAD = 358

OCCUPANCY CLASSIFICATION

OCCUPANCY GROUP (PUBLIC ASSEMBLY):
EXISTING (1985 UBC) A-3
CURRENT (2009 IBC) A-2

CONSTRUCTION TYPE:

EXISTING (1985 UBC) TYPE VN
CURRENT (2009 IBC) TYPE VA (ISO CLASS I)

FIRE PROTECTION:

SPRINKLED WITH DIAL UP FIRE ALARM SYSTEM. KNOX BOX TO BE PLACED AT FRONT DOOR PER CITY OF CHANDLER FIRE DEPT. REQUIREMENTS.

CLASSIFICATION OF WORK:

2009 IBCB ALTERATIONS - LEVEL 1

FLOOR AREA TABULATION

MAIN DINING ROOM:	3360 SF
KITCHEN/SERVICE AREA:	2320 SF
RESTROOMS:	300 SF
SUBTOTAL (ORIG. BUILDING)	5980 SF

PROPOSED TENANT IMPROVEMENTS

MEZZANINE:	535 SF
PATIO:	1475 SF
SUBTOTAL:	2010 SF

TOTAL BUILDING: 7990 SF



SITE PLAN - SPEAK EASY SALOON & GRILL
SCALE 1/16" = 1'-0"

SPEAK EASY SALOON & GRILL
7450 WEST CHANDLER BLVD
CHANDLER AZ 85226

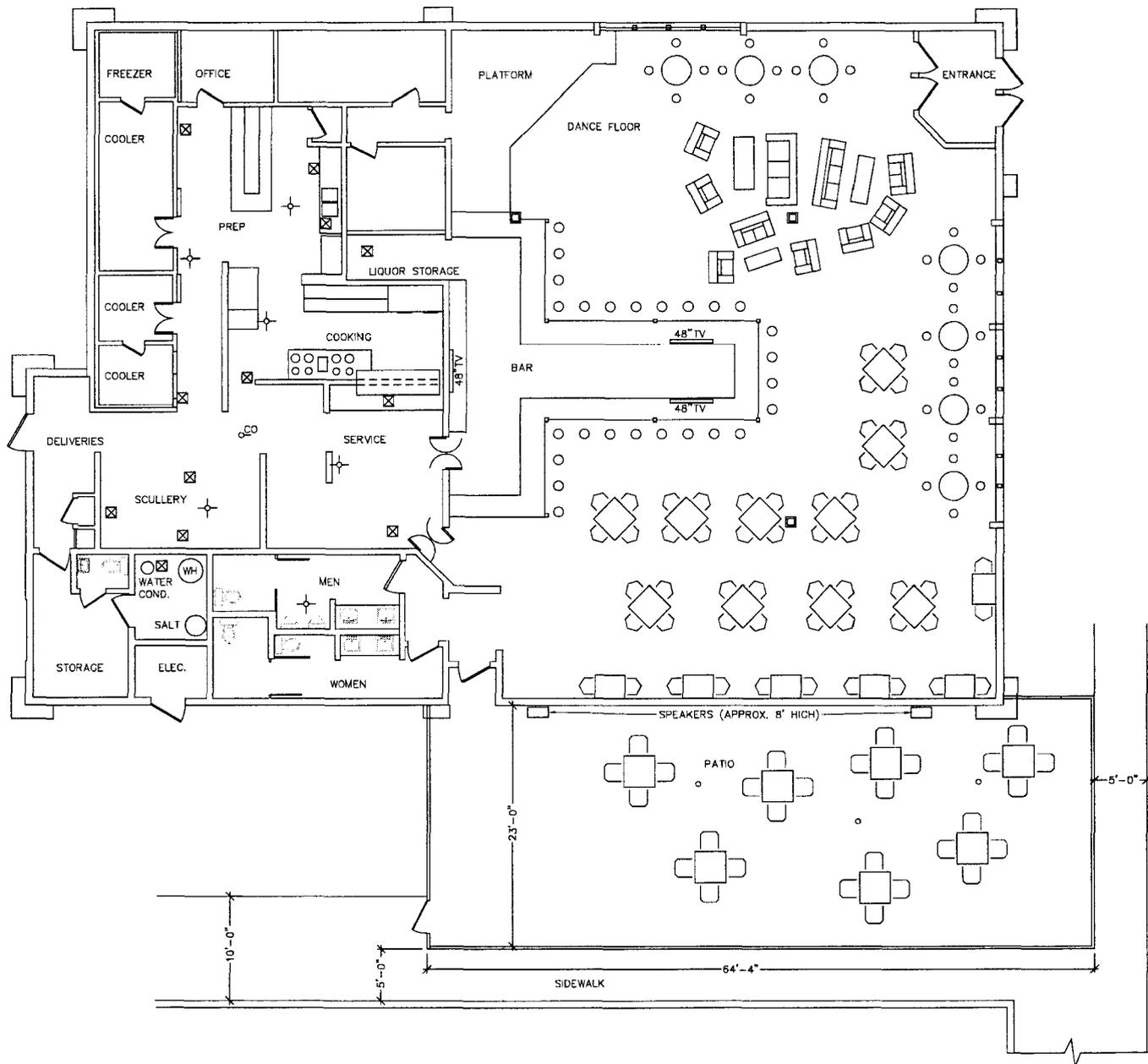
REVISIONS:

NO.	DATE	REVISION
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SITE PLAN
SPEAK EASY SALOON & GRILL

DATE	BY	SCALE
08/14/2009	SK	1/32" = 1'-0"

SHEET NO.



ARCHITECTURAL FLOOR PLAN - SPEAK EASY SALOON & GRILL
SCALE 1/4"=1'-0"

SPEAK EASY SALOON & GRILL
7450 WEST CHANDLER BLVD
CHANDLER AZ 85226

REVISIONS:

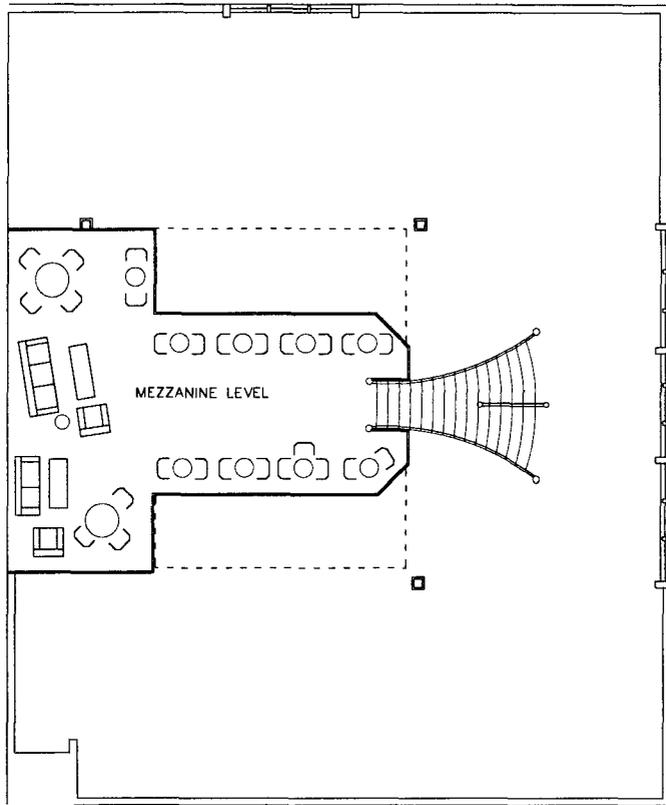
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ARCHITECTURAL FLOOR PLAN
SPEAK EASY SALOON & GRILL

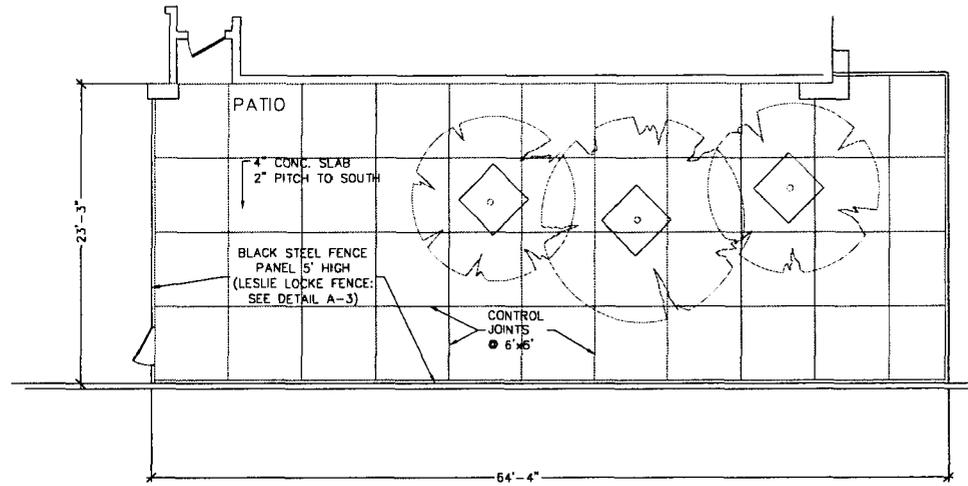
DATE:	APR. 20.2013
SCALE:	1/4"=1'-0"

SHEET NO

A-1



MEZZANINE FLOOR PLAN - SPEAK EASY SALOON & GRILL
SCALE 1/4"=1'-0"



PATIO PLAN - SPEAK EASY SALOON & GRILL
SCALE 1/4"=1'-0"

SPEAK EASY SALOON & GRILL
7450 WEST CHANDLER BLVD
CHANDLER AZ 85226

REVISIONS:

NO.	DATE	BY

MEZZANINE & PATIO PLAN
SPEAK EASY SALOON & GRILL

DATE: APR 22, 2013
SCALE: 1/4"=1'-0"

SHEET NO

A-5

SPEAK EASYS SALOON & GRILL

7450 W. Chandler Blvd. Chandler Az. 85226 Ph: 480-540-5992

May 17th 2012

Jon J. Harris
Speak Easys Saloon & Grill
480-560-9627
City of Chandler

To whom it may concern:

Speak Easy Saloon & Grill is located at 7450 W. Chandler Blvd., Chandler AZ, 85226. We will be opened 7 days a week, 3pm to 2am. We serve Steaks and Fusion American Cuisine, enclosed is a copy of our menu. The liquor license that we will be operating under will be a class 12. The type of liquor we will be selling will be beer, wine and spirituous liquor such as Vodka, Whiskey, Tequila, Gin, Scotch and other types of Hard Liquor. The number of Employees that we will be having will be approximately 10. Also, we have future plans to do off site catering so we would like to include this in our use permit. All load outs for the catering will be handled in the back of the building with easy access from our kitchen.

We are requesting a Liquor use permit for Live Music, DJ Music, Dancing, Comedic performances and other forms of Acting and Speakers. The type of music will be Country, Blues, Jazz, Adult Contemporary, Classic/Southern Rock and Pop. Dance floor will be located in the front of the Platform. None of the tables are attached to the floor but they will be in the positions specified by the floor plan. Also we are requesting for a patio permit with amplified music. The amplified music will adhere to all city noise ordinances and the speakers will not exceed 2 way speakers with no larger than 12 inch speakers inside each speaker cabinet. The speakers will be located on the South side of the building on the west and east side of the building approximately 8 ft off the ground. There will be three to four Televisions at the Bar. We will admit all ages until 10pm. After 10 pm we will only admit persons of the age of 21 and above. Precautions will be taken by our staff to assure that no one under the age of 21 will be allowed on premises after 10pm.

Square footage:

Main floor: 5,703

Mezzanine: 625

Patio: 1,475

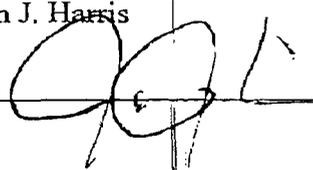
Total Square footage: 7,803

Total # of seating: 152

Surroundings: 1-10, Hotels, Retail Commercial

Speak Easy Saloon & Grill

Jon J. Harris



Date 5/17/2012