

#27

FEB 13 2014



**MEMORANDUM                      Transportation & Development - CC Memo No. 14-012**

**DATE:**            FEBRUARY 13, 2014

**TO:**                MAYOR AND COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                   MARSHA REED, ASSISTANT CITY MANAGER *MR*  
                   R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*  
                   JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                   KEVIN MAYO, PLANNING MANAGER *KA*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        LUP13-0021 TALEBU, LLC

**Request:**        Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant

**Location:**        2095 N. Alma School Road, Suite 2A;  
                           North of the northeast corner of Alma School and Warner roads

**Applicant:**        Todd Macalady; Owner

**RECOMMENDATION**

The request is for Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant. Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval with conditions.

**BACKGROUND**

The subject site is located north of the northeast corner of Alma School and Warner roads and is the end suite in an inline shops building. A self-defense studio, Subway, and nutritionist are located in the suites south of the subject site. West is a parking lot with Alma School Road beyond; north is a parking lot with El Monte Place beyond. North of El Monte Place are small

garden office buildings. The subject suite is part of the Sun Village Fair Mall Shopping Center that is anchored by a Fry's grocery store and a Walmart Supercenter.

The request is for Liquor Use Permit approval for a Series 12 Restaurant License to allow for the operation of a wine bar. The subject suite currently houses a coffee shop that is seeking to add a wine bar to their operations. The suite is roughly 3,000 square feet and provides area for roughly 32 individual seats and two couches. The wine bar will be located along the northern wall and is roughly 160 square feet and will provide seating for 12 patrons. An existing 500 square foot outdoor patio is provided west of the suite and provides seating for roughly 20 patrons.

In addition to the wine bar, the requests seeks to allow the continued ability for local musicians to provide live music. Live music is performed Thursday evenings and every other Friday or Saturday evening. Musicians are generally one or two persons and usually acoustic. All performances are held indoors with no music being piped outdoors.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Friday, January 10, 2014, at the subject site; twelve neighbors attended the meeting and supported the request.

At the time of this writing, Planning Staff has received one telephone call from a resident that lives northwest of the site. She had concerns with live music outside, but once it was explained that the live music would only be held indoors she had no concerns.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (Pridemore, Ryan)

#### **RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of LUP13-0021 TALEBU, LLC, subject to the following conditions:

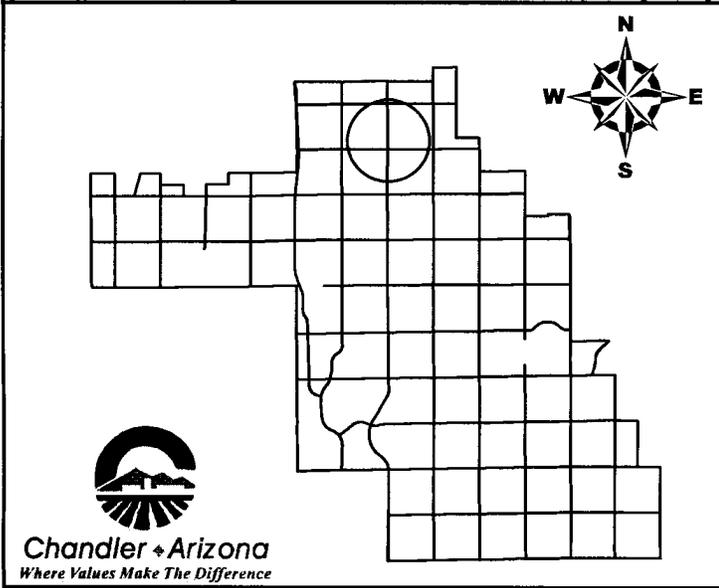
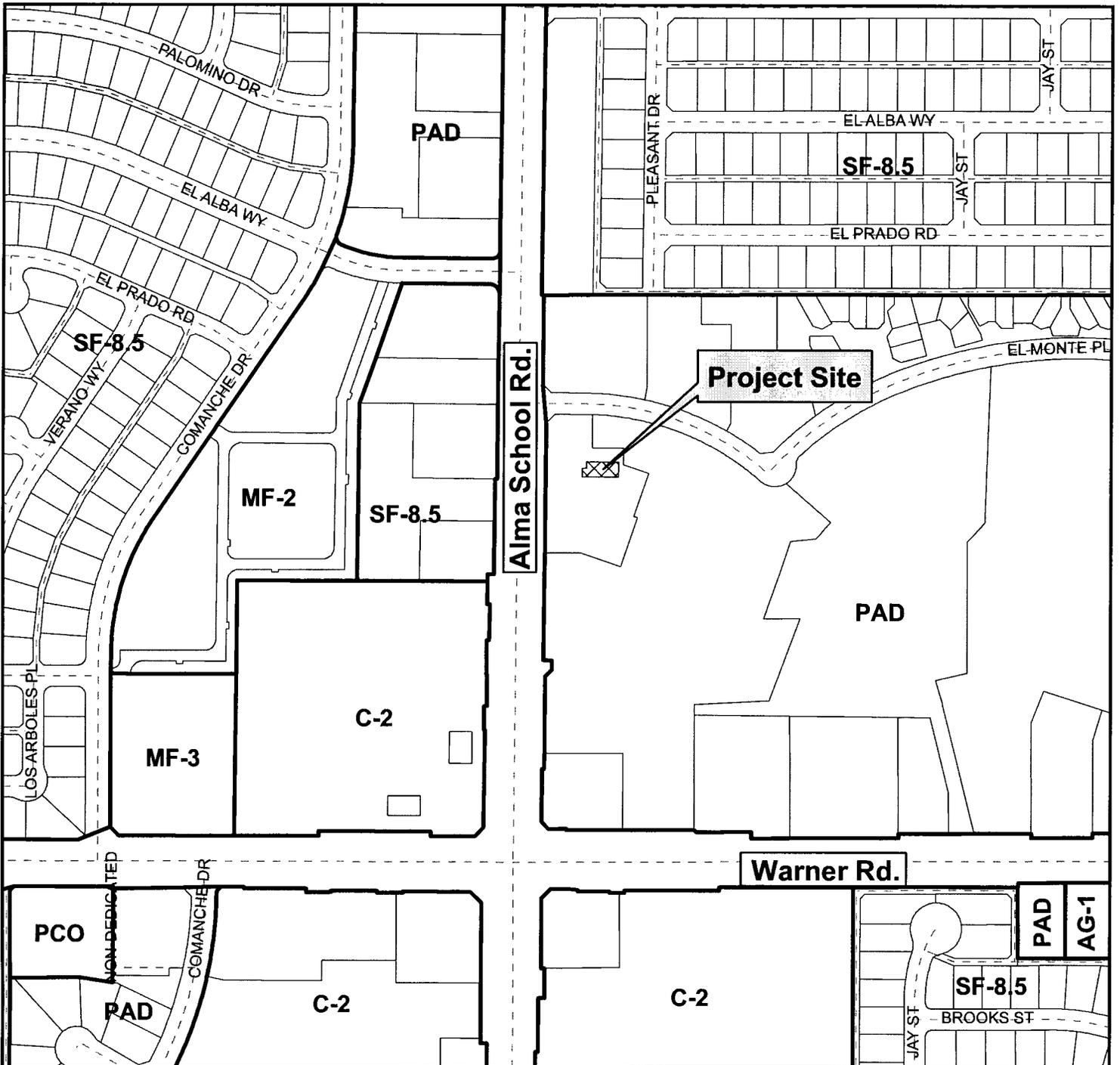
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
4. The site and outdoor patio shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents.

**PROPOSED MOTION**

Move to approve LUP13-0021 TALEBU, LLC, Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant, as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Patio Plan
5. Narrative



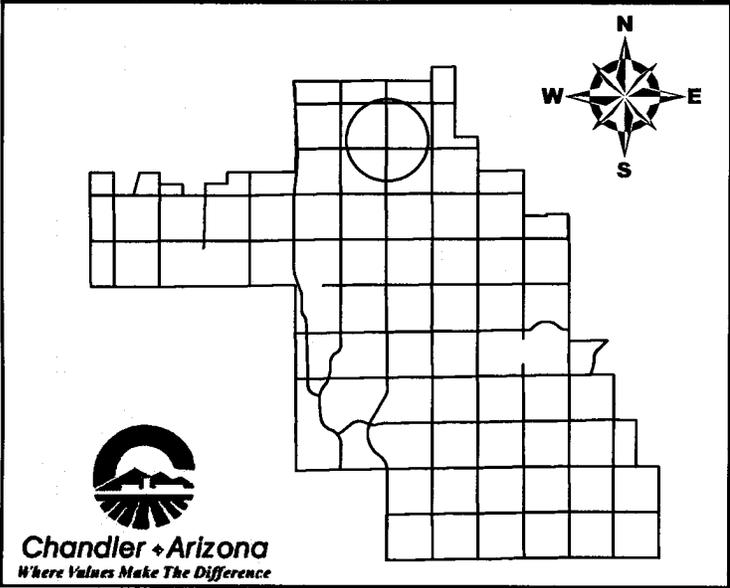
**Vicinity Map**

**LUP13-0021**

**Talebu LLC**

**Liquor Use Permit**

CITY OF CHANDLER 11/23/2013



 **LUP13-0021**

**Talebu LLC**  
**Liquor Use Permit**

CITY OF CHANDLER 11/23/2013

# SUN VILLAGE FAIR

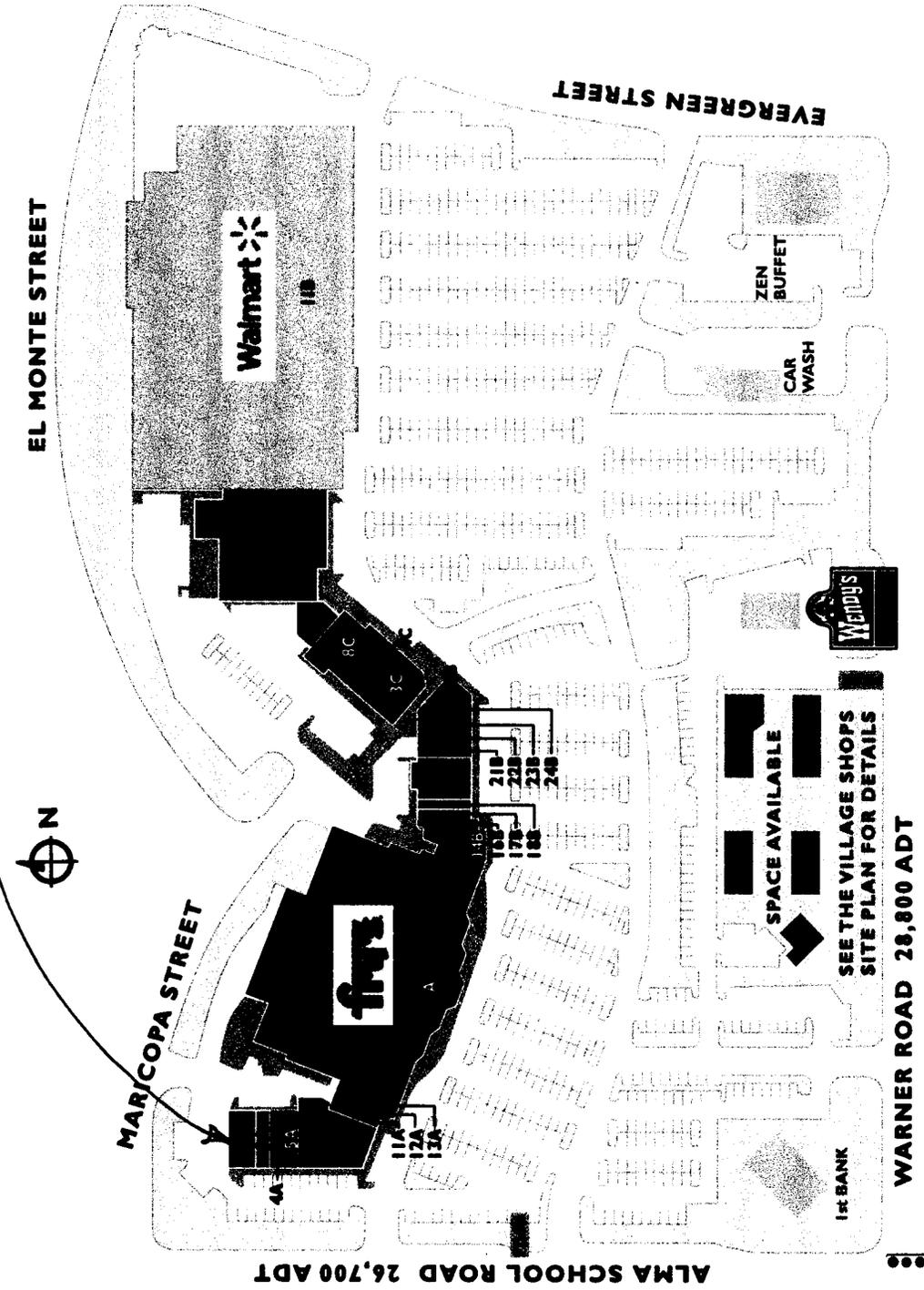
N. Alma School Road & W. Warner Road | Chandler, Arizona 85224

SUBJECT SITE

SPACE	TENANT	SQ. FT.
2A	AVAILABLE	3,164
	Restaurant/Drive-Thru	
3A	AVAILABLE	1,130
4A	Subway	1,305
5A	Chandler Nutrition	1,305
10A	AVAILABLE	6,793
11A	The Gold Guy	956
12A	Jamba Juice	1,692
13A	Ace Cash Advance	1,692
A	Fry's Food and Drug	84,064
14B	Cricchet Wireless 101	2,500
16B	Nails and Spa by Tony	1,474
17B	AVAILABLE	1,205
18B	AVAILABLE	1,507
20B	AVAILABLE	2,827
21B	Cost Cutters - Family Haircare	1,206
22B	Dr. Regal Carlos DDS	1,350
23B	The Wright PC	1,511
24B	Your Floor & Decor	2,000
24B	La Famiglia Pizz	1,850
3C	Rene-A-Creme	4,969
4C	Sally Beauty Supply	1,700
8C	Fashion Bug	6,660
9C	AVAILABLE	2,500
PAD-B	AVAILABLE	23,837
<b>TOTAL SQ. FT.</b>		<b>189,197</b>

### SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others

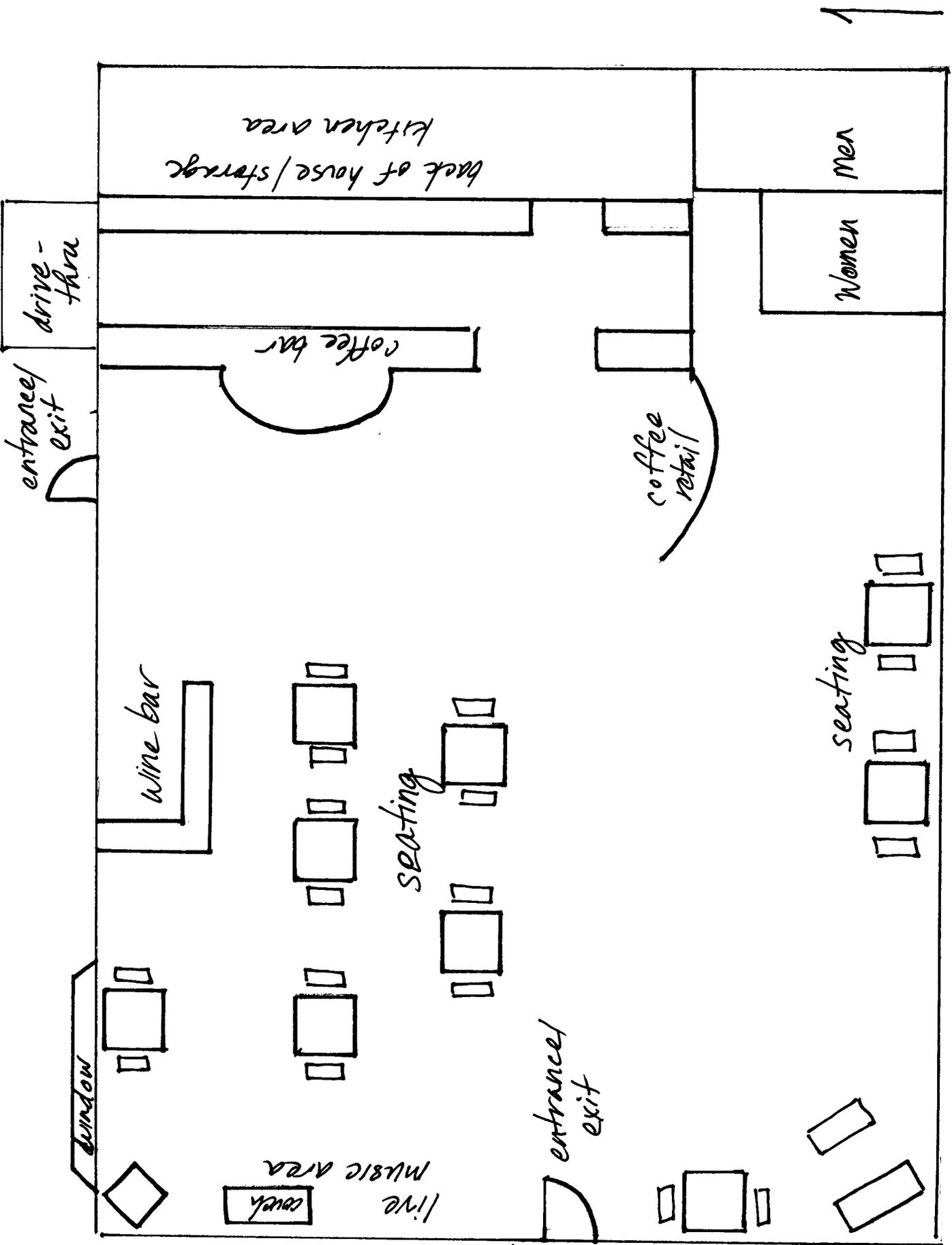


NS Retail



PHILLIPS EDISON & COMPANY

SITE PLAN



Floorplan

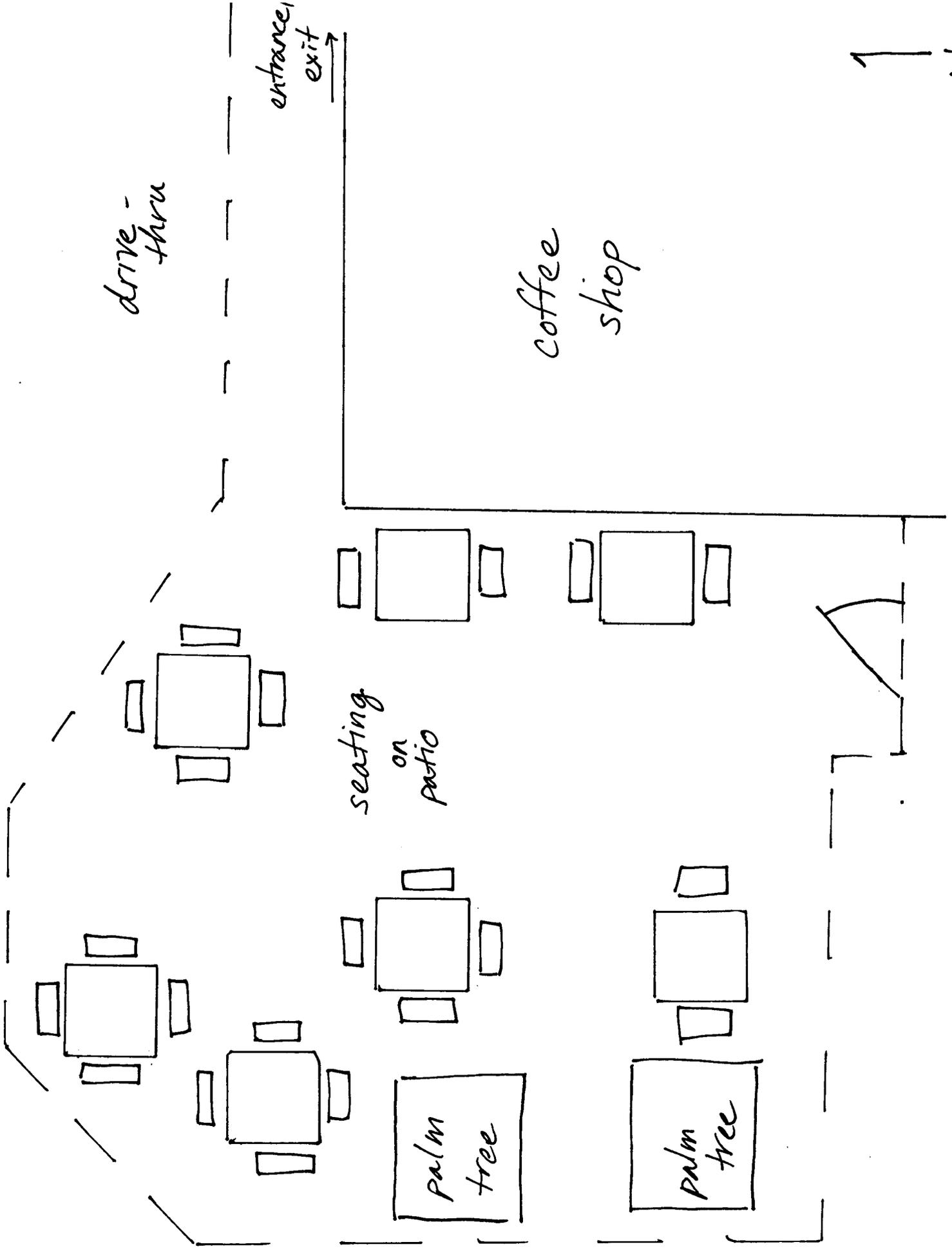
drive-thru

entrance  
exit →

coffee  
shop

↑  
N

patio plan



## Liquor Use Permit Narrative Talebu Coffee

Talebu Coffee a gourmet specialty coffee house is adding a wine bar to their shop. This addition will give the customer the ability to taste wines from all over the world as well as coffees and teas. The proposed wine bar will only be using the "wine by the glass" method as to encourage tastings from different regions served with light fair to accompany wine.

- Talebu Coffee is located at 2095 N. Alma School Rd. Ste. 2, Chandler AZ 85224 in the Sun Village Fair Mall Shopping Center at Warner and Alma School.
- Talebu Coffee is requesting a SERIES 12 license for their establishment. The wine will be served on premises only, served by the glass, stored securely behind the counter in wine cabinet. This bar will be separate from coffee counter.
- The shopping center that Talebu Coffee is located in currently does not have a Café Wine Bar nor any other establishment providing wine with dinner. This plan will provide this mature neighborhood with a common dwelling to try different beverages and converse with one another.
- Talebu Coffee hours of operation are 5:30 am to 10 pm Monday thru Saturday and 7am to 8pm Sundays.
- Talebu Coffee employees 5-8 people.
- Live music is performed Thursday nights and every other Friday or Saturday night.
- Talebu Coffee is roughly 3,000 sq. ft. with an outdoor gated patio. The patio is in Compliance with the Smoke Free Arizona law and is accessible by two gates and door from the inside of the building.
- There are 12 outdoor seats and 32 indoor chairs and two sofas.
- This is a well lighted establishment indoor and out with ample customer parking.

The point of contacts for this establishment are:

Todd Macalady owner 480-745-9540

Taren Burke owner/operator 480-745-9534