



**Chandler • Arizona**  
*Where Values Make The Difference*

# 50

NOV 20 2014  
Chandler



**MEMORANDUM**

**Planning Division - CC Memo No. 14-127**

**DATE:** NOVEMBER 20, 2014

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER *PD*  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** SUSAN FIALA, CITY PLANNER *SF*

**SUBJECT:** LUP14-0019 MAKUTU'S ISLAND

**Request:** Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption

**Location:** 6919 West Ray Road, southeast corner of 56<sup>th</sup> Street and Ray Road

**Applicant:** Kiran Vedantam

**RECOMMENDATION**

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

**BACKGROUND**

Makutu's Island is an existing indoor family entertainment center, located at the southeast corner of Ray Road and 56<sup>th</sup> Street, in the Chandler Crossing retail center. A swim club, Circle K, Liberty Mutual, and other commercial businesses are located in the center. Chandler Crossing single-family subdivision is east of the site.

The application requests Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License. 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.

The indoor family entertainment center hosts birthday parties, team building events for corporations, and business meetings. Hours of operation are from noon until 8 p.m., Monday through Thursday, noon until 9 p.m. on Friday, and from 10 a.m. until 9 p.m. on Saturday and

Sunday, with varied hours on holidays and school breaks. There are three full time and 40 part time employees. Liquor would be served in the Café, dining and lounge areas and in the party rooms. Liquor would not be permitted beyond these areas with signs posted to indicate this restriction.

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

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 22, 2014. Several residents attended the meeting. The concerns included: risks associated with serving alcohol in a children oriented business, adjacency to the swim school, and parents should not be given the option to drink and drive.
- Planning Staff received several phone calls and written correspondence stating opposition to the request voicing similar concerns as noted at the neighborhood meeting.

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

Motion to Approve:

In Favor: 6      Opposed: 1

Three neighbors attended the meeting in opposition, two of which spoke. One resident, whose home backs up to the commercial center, spoke with concerns about serving liquor within a children-themed venue and the image/perception it sets with drinking and driving. A second resident spoke in opposition. However, this resident not only owns a home immediately to the southeast, but also owns the swim school located in the same center. This resident's concerns involved the similar peak-child activity times for both his business and Makutu's Island and that the parking lot is already a dangerous place. Speed bumps, caution signs, and such have already been installed throughout. His concern is the addition of liquor (parents driving) will negatively add to the situation. The third resident did not speak but indicated their opposition.

#### **RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of LUP14-0019 MAKUTU'S ISLAND, subject to the following conditions:

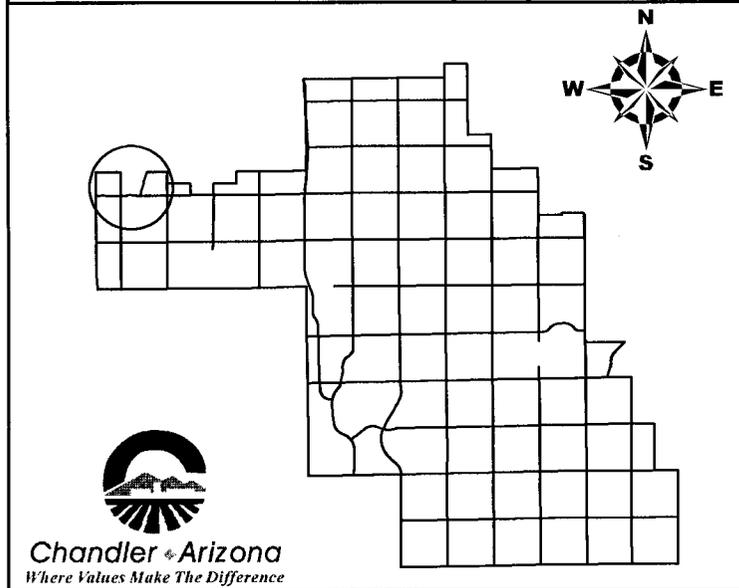
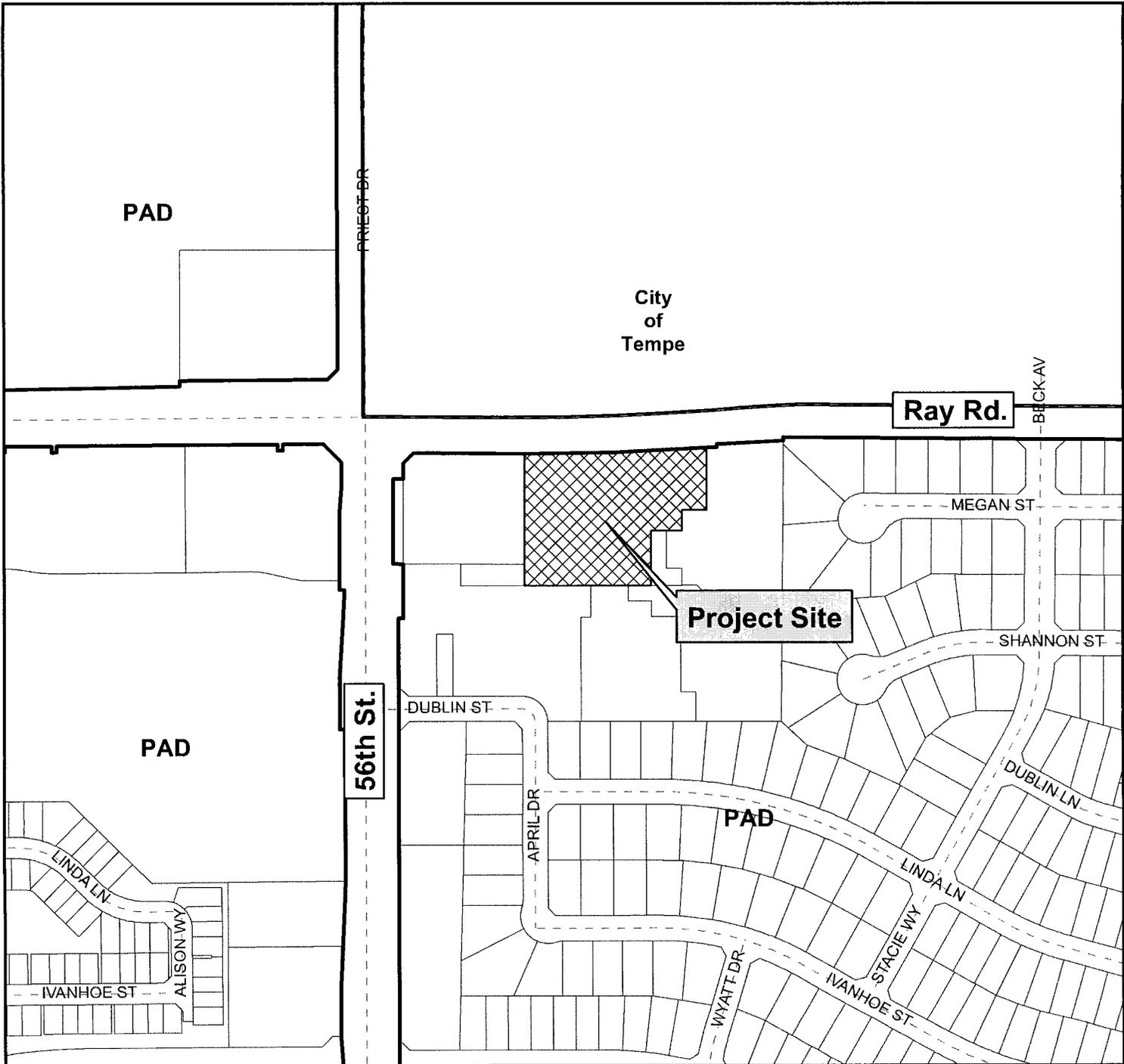
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

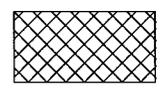
Move to approve Liquor Use Permit, LUP14-0019 MAKUTU'S ISLAND, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Narrative
5. Photos
6. Menu
7. Citizen Correspondence

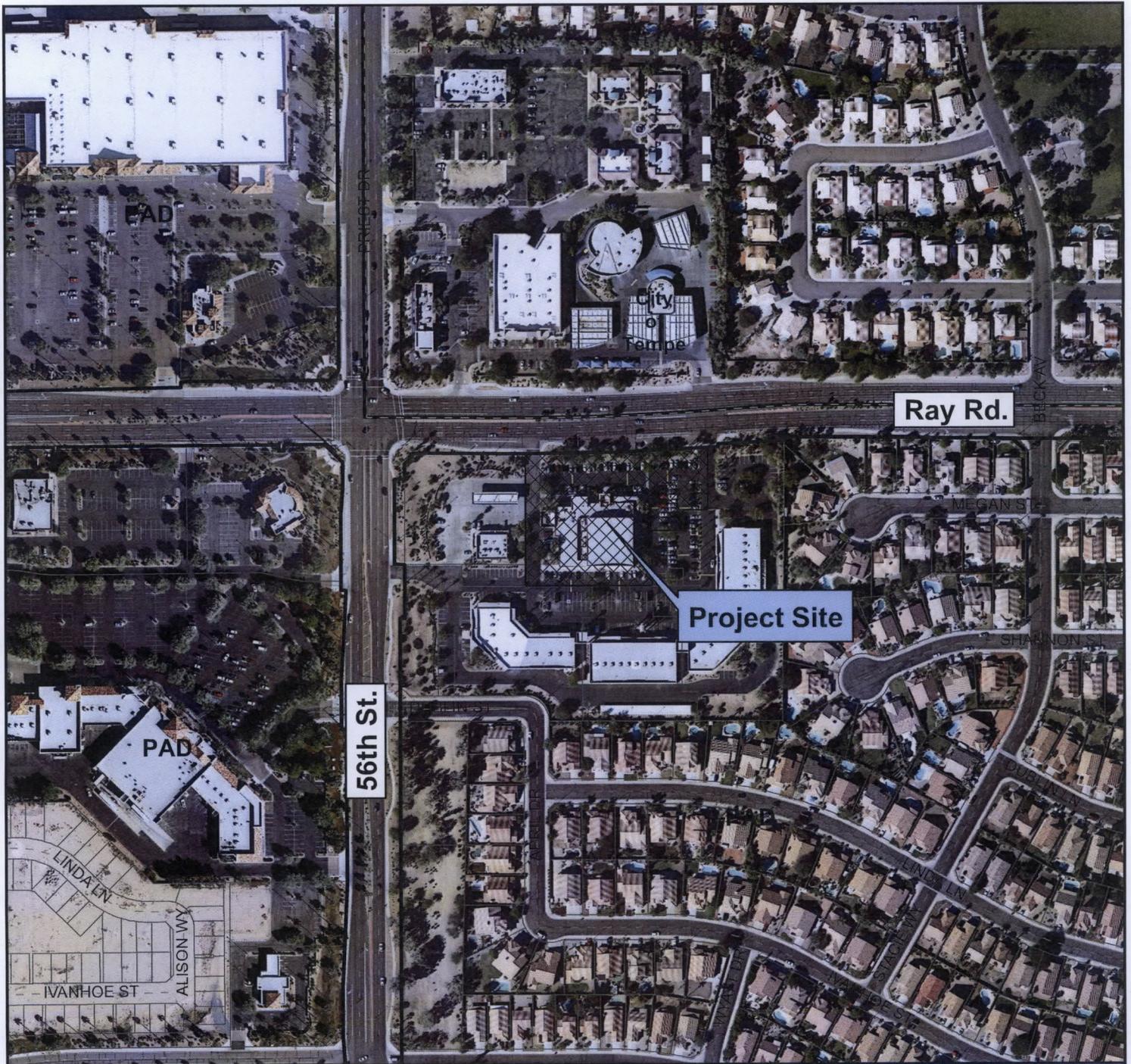


**Vicinity Map**

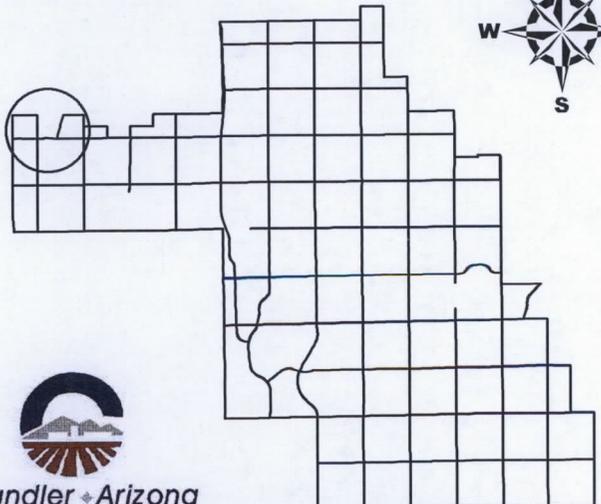


**LUP14-0019**

**Makutu's Island  
Liquor Use Permit**



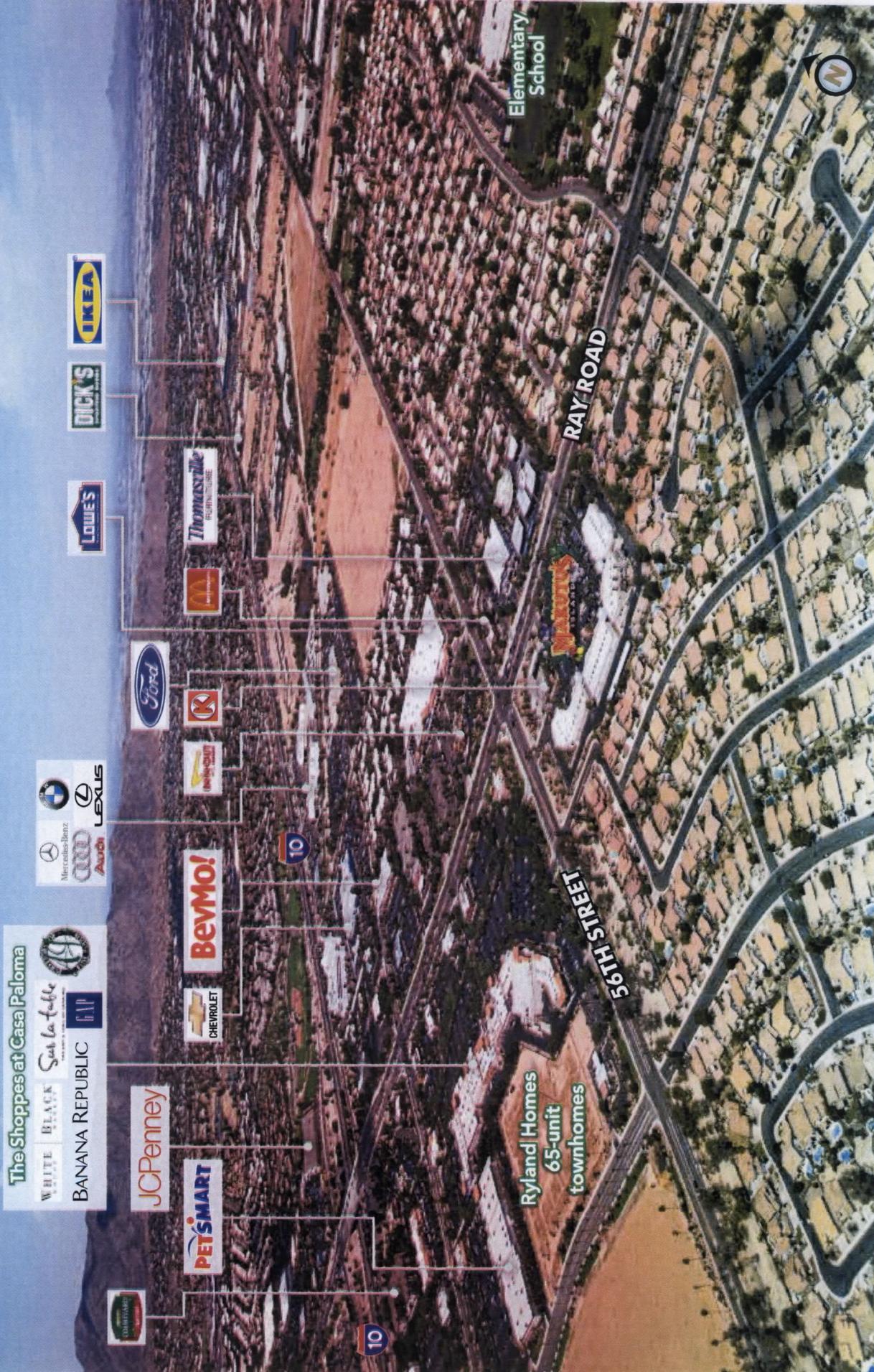
## Vicinity Map

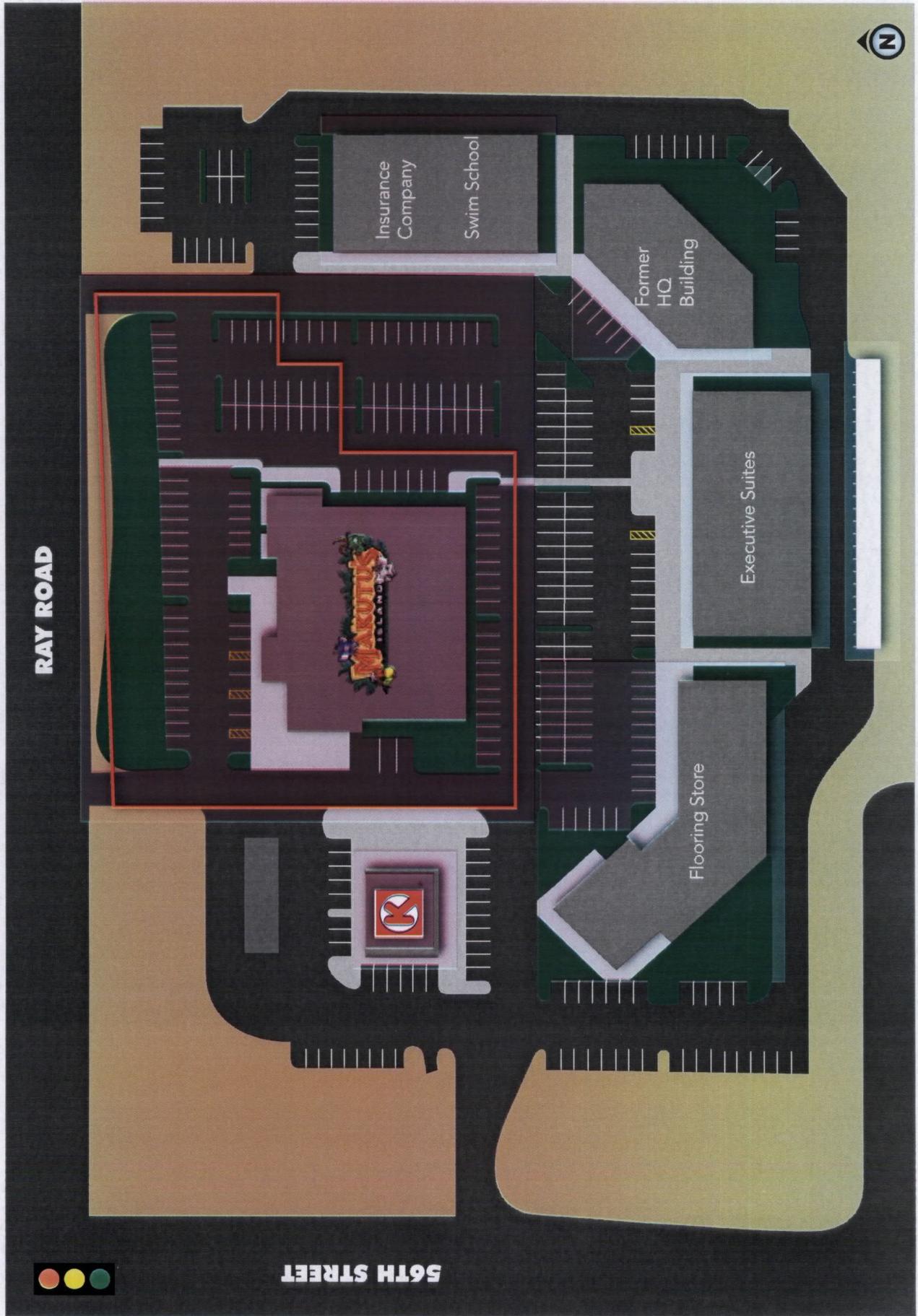


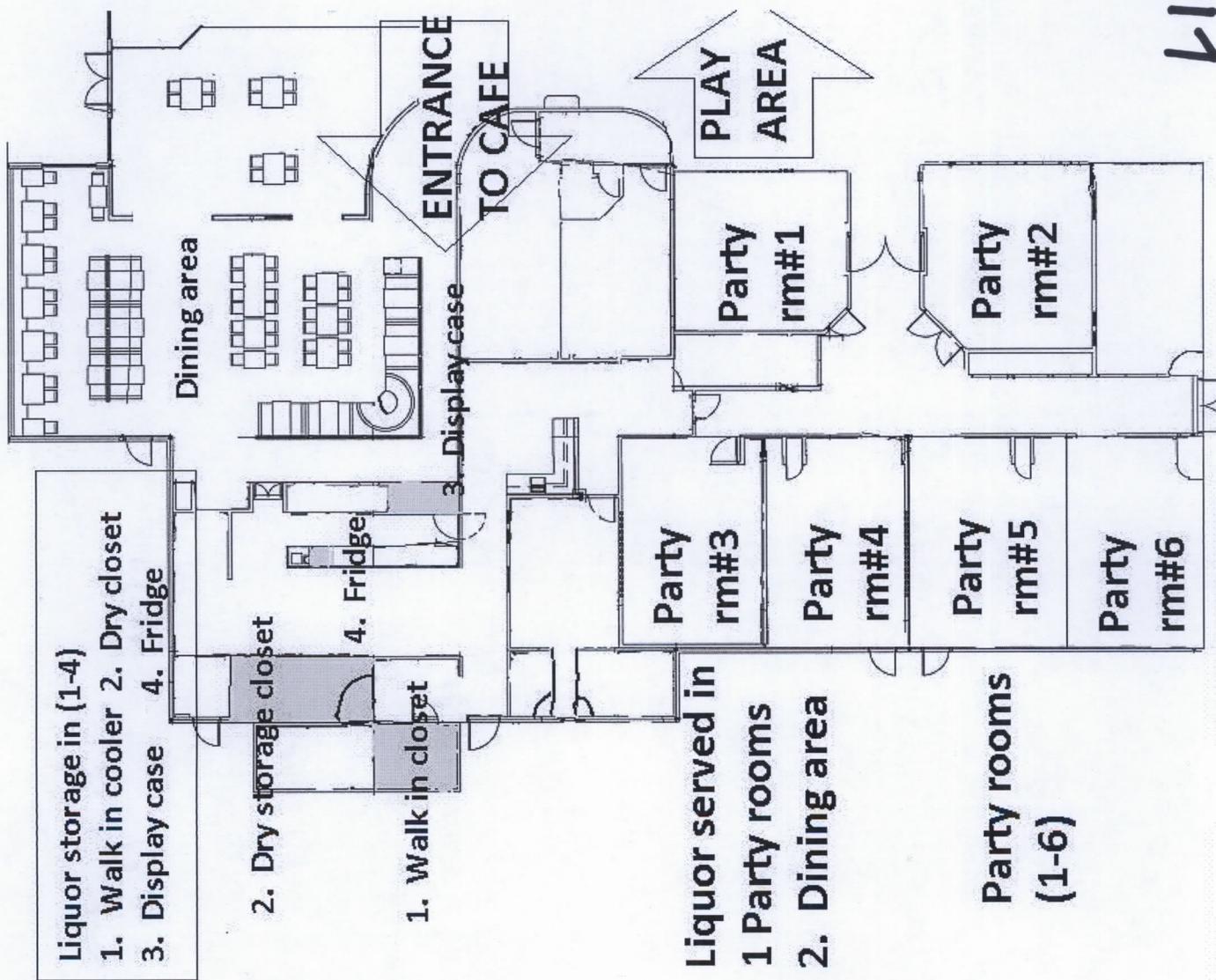
LUP14-0019

**Makutu's Island  
Liquor Use Permit**



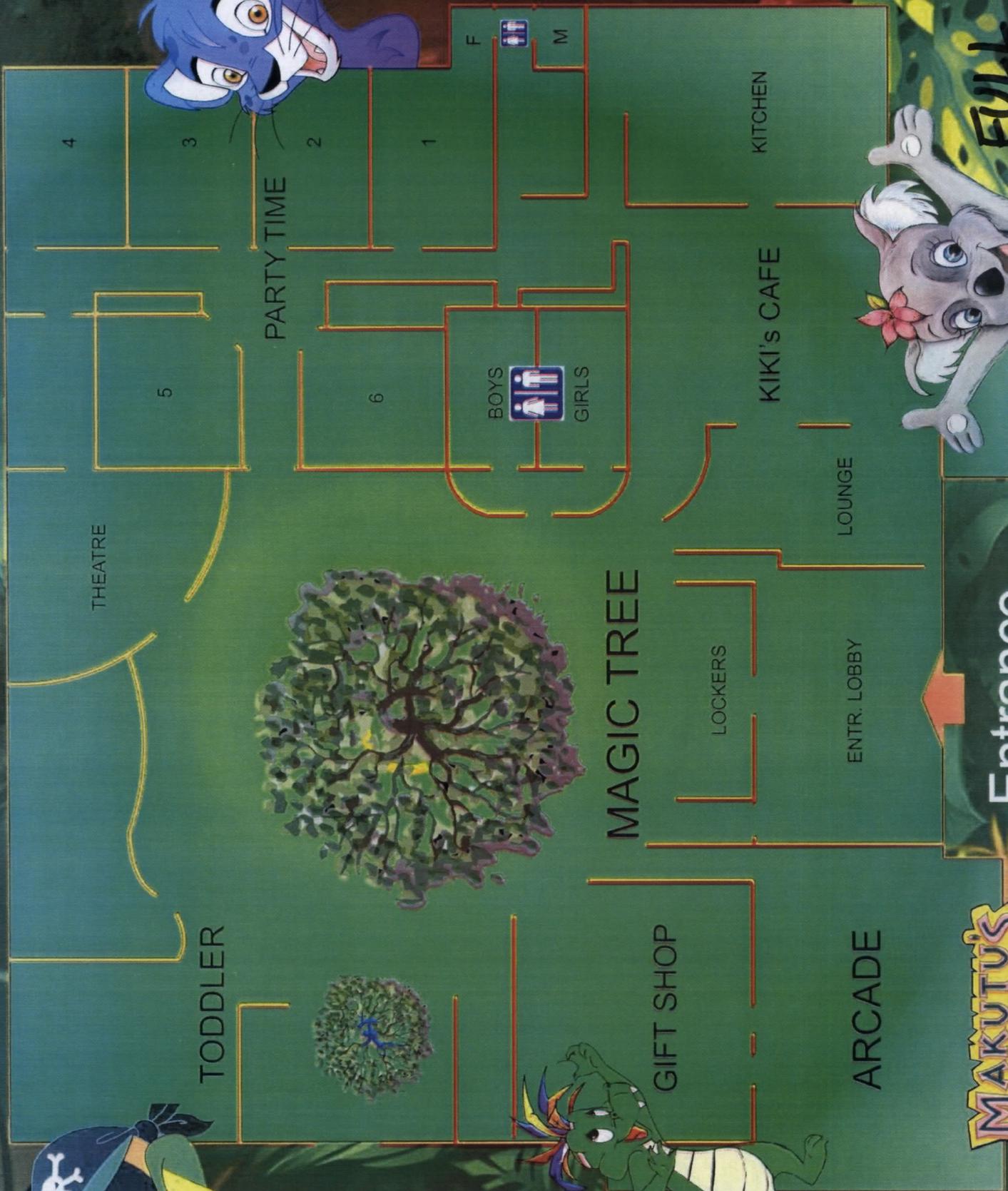






**LIQUOR SERVICE AREAS**  
 ↑N

# FULL FLOOR PLAN



THEATRE

TODDLER



MAGIC TREE

PARTY TIME

4

3

2

1

5

6

BOYS



GIRLS

F



M

KITCHEN

KIKI'S CAFE

LOUNGE

LOCKERS

ENTR. LOBBY

Entrance

GIFT SHOP

ARCADE



## Narrative

### Makutu's Island

Address: 6919 W Ray Rd, Chandler, AZ 85226 Phone:(480) 344-3740

Makutu's island has been a landmark family fun center in Chandler for many years. It is 20,000 sq ft of indoor amusement.

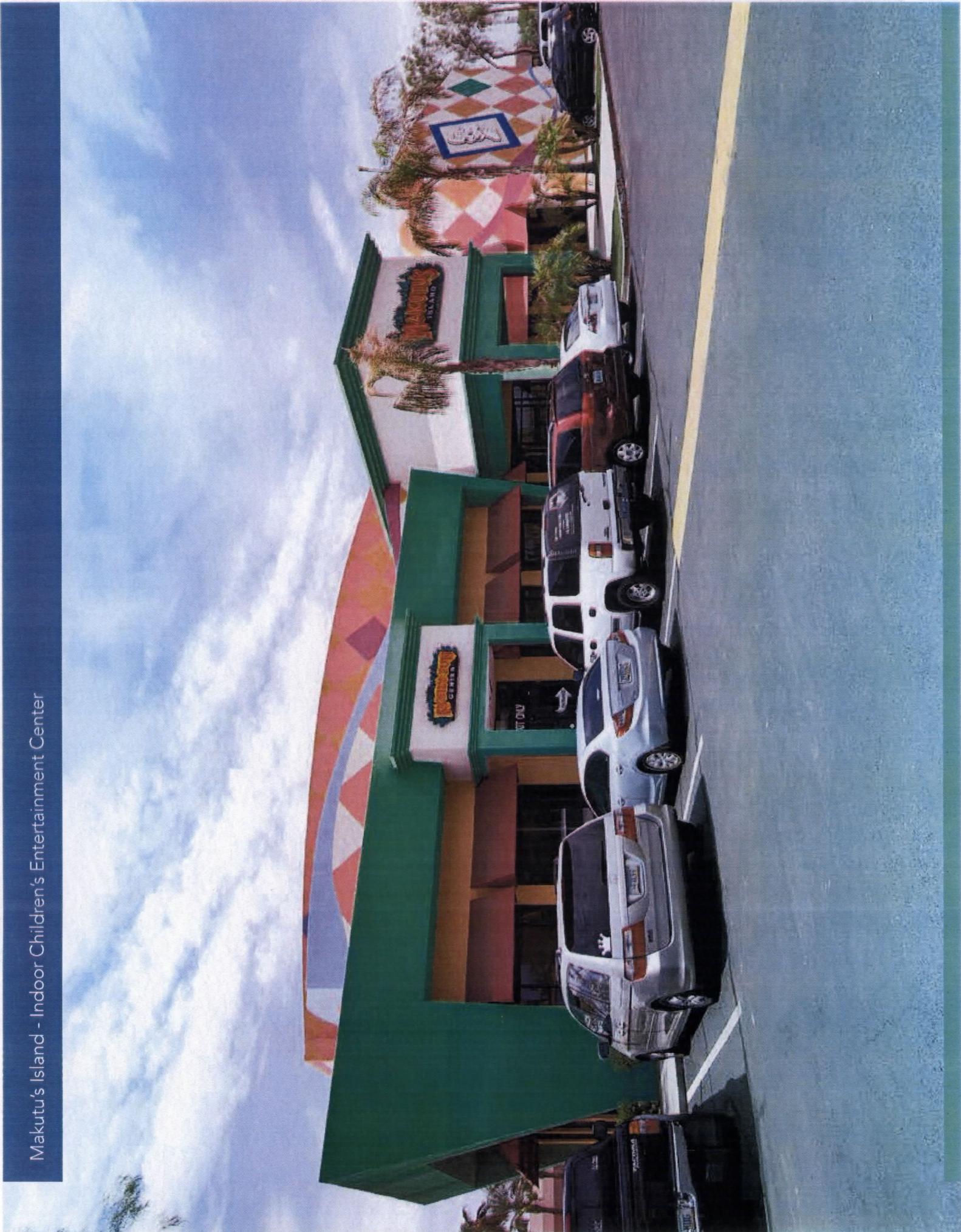
We host many birthday parties, team building events for corporations, and business meetings. Our goal is to provide relaxing environment for all ages. With the stress of parenting, parents welcome the opportunity to have a beer and chill out with friends and family. Business networking events also welcome having a beer. We have received feedback from our patrons supporting the environment with liquor offerings. Our immediate and close competitors Peter Piper Pizza and Chuck E Cheese serve alcohol already.

At Makutu's, we have a café and 6 party rooms. The proposal is to serve liquor in the café and the party rooms. Food and drinks are not allowed in the play areas and arcade.

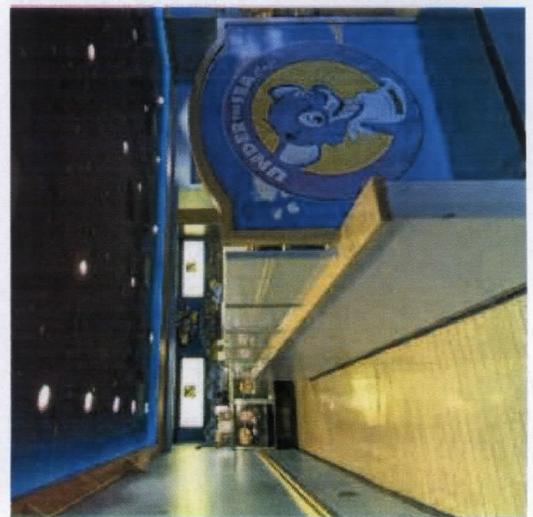
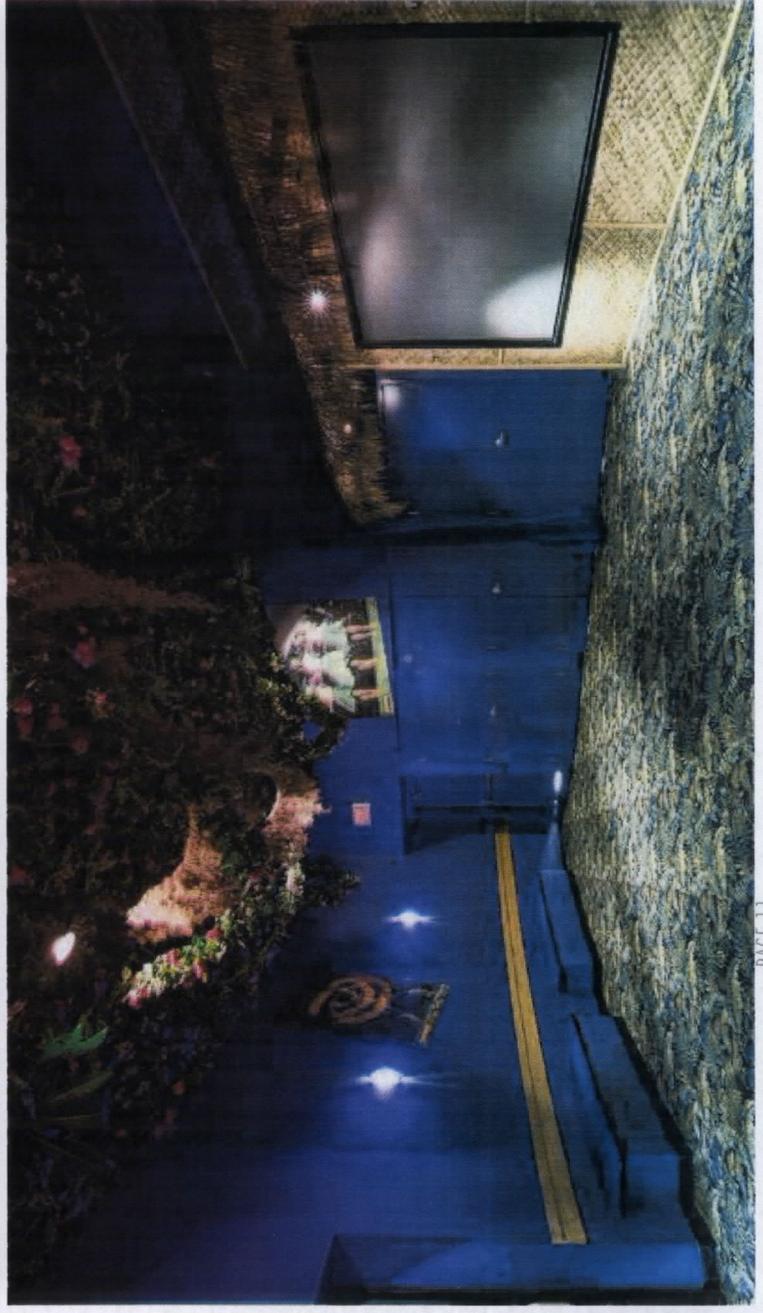
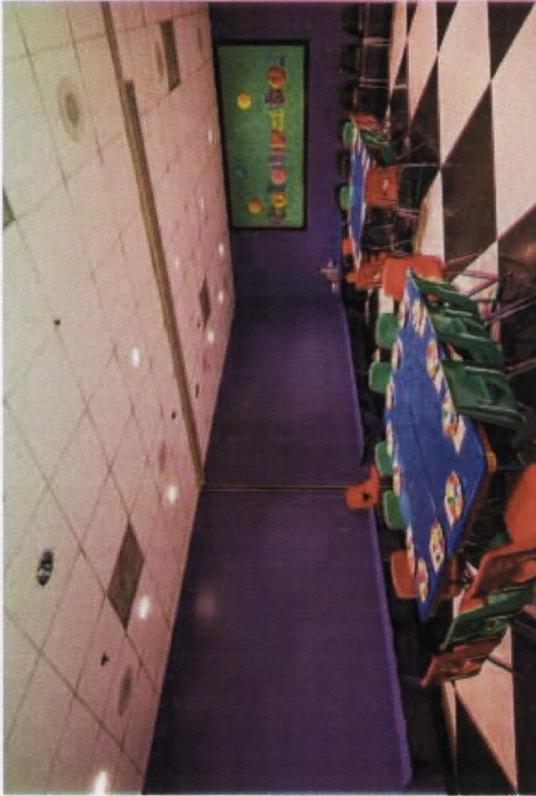
- The plan is to primarily serve bottled beer and wine only.
- There are 3 full time and 40 part time employees.
- There is no live music, but we have TV monitors
- We are open seven days a week with varied hours for holidays
- There is no patio
- Cafe and party rooms will be approx 7500 sq ft
- Cafe has approx 80 seating
- No new signage or changes to existing architecture is planned

We are surrounded by high end restaurants like Sandbar, Z Tejas, LongHorn Steakhouse offering elite entertainment and The Shoppes at Casa Paloma. The request for liquor license will blend with the surrounding restaurants that offer the same.

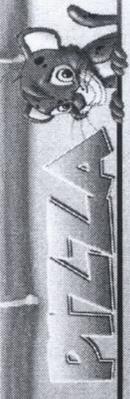
Makutu's Island - Indoor Children's Entertainment Center











**MEDIUM 14" 1 TOPPING \$12.99**  
**LARGE 16" 1 TOPPING \$14.99**

**Make Combos!** Add 4 Drinks & 20 Tokens for only **\$7.49**

**Kiki's Specialty Pizzas**



**MAX'S VEGGIE PIZZA**  
Onions, Mushrooms, Olives, Bell Peppers, Tomatoes and Basil

**MAKUTU'S MEATY PIZZA**  
Pepperoni, Ham, Sausage, Beef and Bacon

**ISLAND COMBO PIZZA**  
Pepperoni, Beef, Sausage, Red Onions, Olives and Bell Peppers

**KIKI'S HAWAIIAN PIZZA**  
Ham, Bacon and Pineapple

**CHICKEN TIKKA PIZZA**  
Spiced Chicken Tikka, Red Onions, Tomatoes and Fresh Cilantro

**OSCAR'S PANZER PIZZA**  
Paneer Cubes, Asian Cottage Cheese, Bell Peppers, Red Onions, Tomatoes and Fresh Cilantro

- TOPPINGS**
- MEATS**  
Pepperoni, Ham, Beef, Sausage, Bacon, Chicken, Chicken Tikka
  - CHEESES**  
Cheddar, Provelone
  - VEGGIES**  
Red Onions, Mushrooms, Black Olives, Green Peppers, Tomatoes, Jalapenos, Pineapple, Minced Garlic, Basil

Each Additional Topping \$1.99(M) \$2.59(L)  
 Extra Cheese \$2.99(M) \$3.59(L)



**GLUTEN FREE**  
Pizza Available! Price \$1.50

**SALADS**



SMALL \$5.99 • LARGE \$7.49

**Tropical Salad**

**Fresh Pick**  
Lettuce Mix, Cucumbers, Tomato and Peas

**Chicken Caesar**  
Romaine Lettuce, Grilled Chicken, Parmesan Cheese

**Jungle**  
Spinach, Apples, Almonds, Feta Cheese

**Tropical**  
Spinach, Bell Pepper, Red Onion, Pineapple

**AND MORE!**

- Boneless Wings** Half Order \$8.99 • Full Order \$16.99
- Cheese Quesadilla** \$2.99
- Chicken or Bacon Quesadilla** \$4.99
- Fries** S \$1.99 L \$2.99
- Sweet Potato Fries** S \$1.99 L \$2.99
- Mac N' Cheese** \$2.99
- Samosa** Potatoes, Peas, Spices in a crispy pastry shell \$1.50

**DESSERTS**

**Frozen Yogurt**  
S \$1.99 • L \$2.49



**DRINKS**

**Soft Drinks**  
M \$1.59 • L \$1.99

**Slushies**  
M \$2.99 • L \$3.49



Heather Cahill  
6702 West Linda Lane  
Chandler, AZ 85226

I oppose liquor in the Makutus island complex because of the many children, mine included, that attend the center. Alcohol increases risk of injury and any risk is too much with two children's businesses in the same center. I don't think it is a good idea to give parents the option to drink and drive.

Also, not ALL chuck e cheese restaurants have alcohol.

Thank you,

Heather Cahill  
(480)773-0078

A handwritten signature in black ink, appearing to read "Heather Cahill". The signature is written in a cursive style and is positioned to the right of the typed name and phone number.

November 5, 2014

Amy Augee  
6702 W Ivanhoe Street  
Chandler, AZ 85226

To Whom It May Concern,

I am a mother of 3 and live very close to Makutu's Island in the Chandler Estates subdivision. I am OPPOSED to the selling of any liquor in a business center that is so focused on young children. Gold Medal Swim School and Makutu's Island are two of the larger kids businesses in the area and with an already crowded parking lot it seems insane to me that for the first time EVER we would add liquor to this environment.

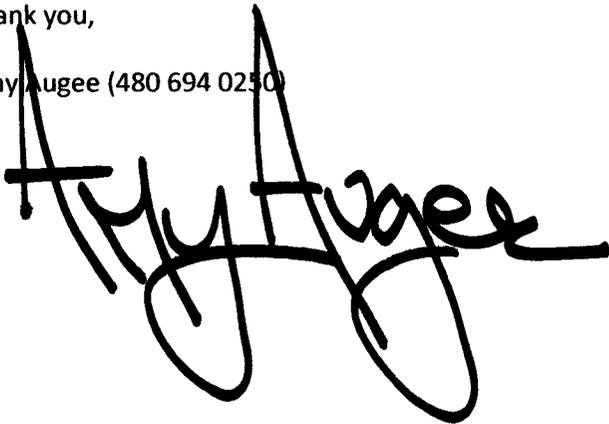
I understand parents want to "chill out" after work....the worst thing we can do for this is give tired stressed parents a few hours to drink alcohol while there children play then have them drive in an already crowded parking lot then home with their children.

There are other places to get alcohol in the area why do we need to add more problems inside this center that is so heavily dedicated to children.

Please say "NO" for the safety of the children.

Thank you,

Amy Augee (480 694 0250)

A handwritten signature in black ink that reads "Amy Augee". The signature is written in a cursive, flowing style with large loops and a long horizontal stroke at the end.

November 3, 2014

Becky Ross  
6700 W. Megan Street  
Chandler, AZ 85226

To Whom It May Concern,

As a mother of 3 living right next to the Makutu's Island complex, I am directly opposed to the serving of liquor at their business which is largely directed towards children.

My children go to school across the street, swim, ride bikes and walk in and near the complex on a daily basis and I worry about impaired drivers.

I also do not think it is a good idea for parents to be intoxicated while they are supposed to be supervising their children and driving them home safely. There is a bar across the street and a grocery store on the other side if parents feel they are desperate for an adult beverage.

Thank you,

Becky Ross

~~(480) 747-8390~~ 