



Chandler - Arizona
Where Values Make The Difference

#15

MAR 12 2015

Chandler



2010

MEMORANDUM

Planning Division – CC Memo No. 15-035

DATE: MARCH 12, 2015

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER ^{KM}

FROM: ERIK SWANSON, SENIOR CITY PLANNER ^{ES}

SUBJECT: LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License to sell and serve liquor for on-site consumption only both indoors and outdoors

Location: Southwest corner of Alma School and Ocotillo roads

Applicant: Nick Guttilla; Guttilla Murphy and Anderson

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the southwest corner of Alma School and Ocotillo roads, within the Ocotillo Village commercial center that was approved by Council in 2008. The Village Health Club & Spa is located at the south end of the commercial center. The Village Health Club & Spa is currently under construction with an anticipated opening in April, 2015. The Embarcadero, Balboa Point, and Windward neighborhoods are located west, southwest, and south of the site. Alma School Road is located east of the site; undeveloped commercial buildings as part of the commercial center are located north of the subject site.

The health club will be open daily from 5 a.m. to 10 p.m. during weekdays, and 7 a.m. to 8 p.m. on weekends. Consistent with other valley locations, the hours of liquor service will be limited and occur 6:30 a.m. to 7:30 p.m. Monday through Thursday, 6:30 a.m. to 5:30 p.m. Fridays, and 7:30 a.m. to 5:30 p.m. on Saturday and Sunday. The serving area includes the entire facility,

which allows for service by the pool, and allows for limited special events to occur without requiring additional permitting through the State and City, the intent is to keep the sale of beer and wine limited.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, February 12, 2015; 13 neighbors attended the meeting and shared support of the request.
- As of the writing of this memo, Planning Staff has received two emails and a phone call from neighbors within the general vicinity opposed to the request citing concerns with the potential for late hour activities, impaired driving, and the potential for children to witness alcohol consumption. Planning Staff has received one voicemail from a neighbor and a petition in support of the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA, Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License, subject to the following conditions:

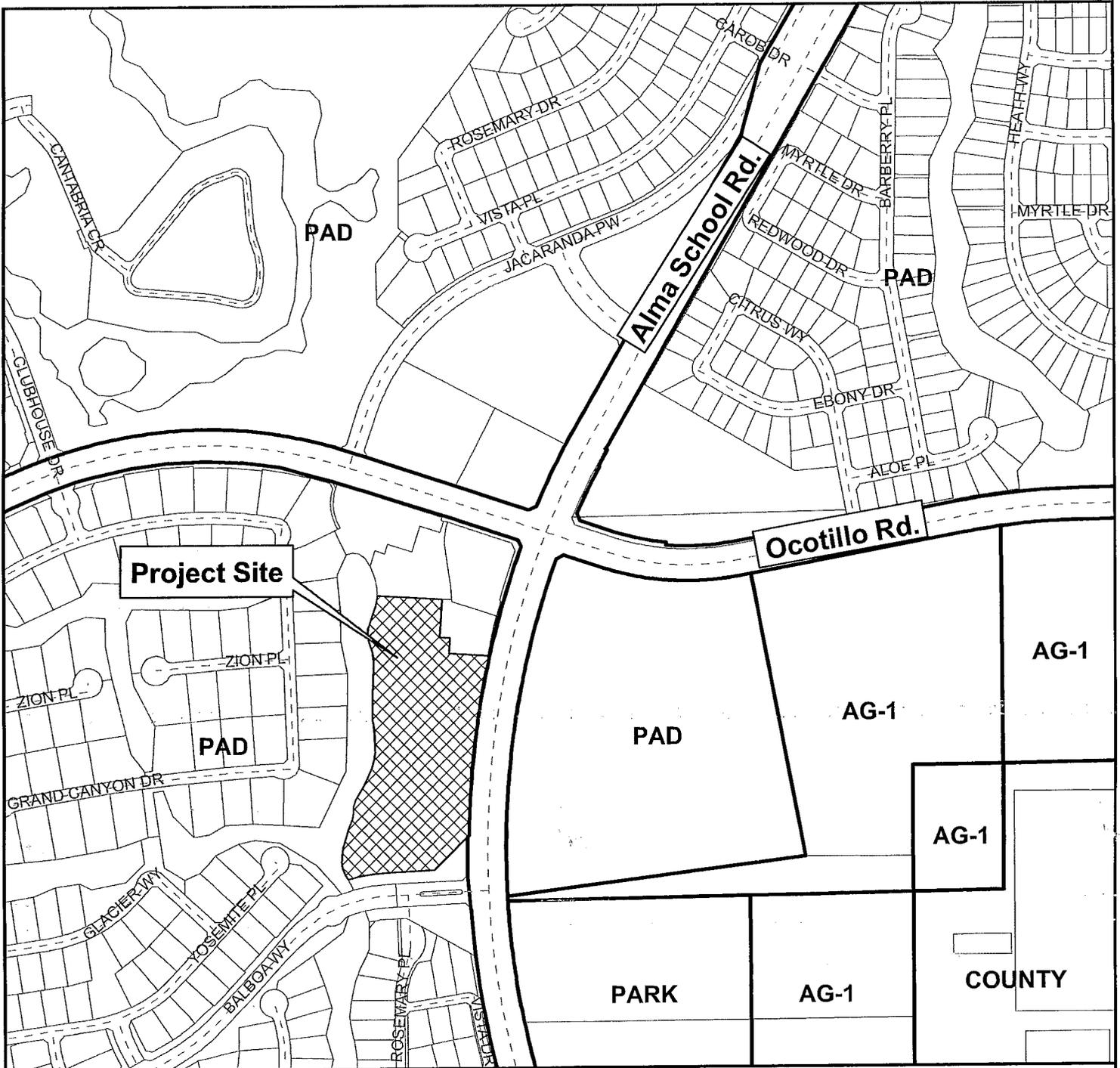
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 7 license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other facility locations.
4. Liquor 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 Liquor Use Permit shall apply.

PROPOSED MOTION

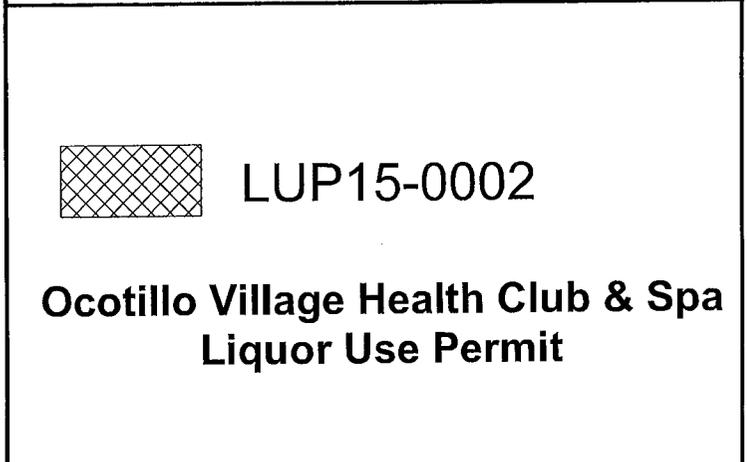
Move to approve Liquor Use Permit case LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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



Vicinity Map

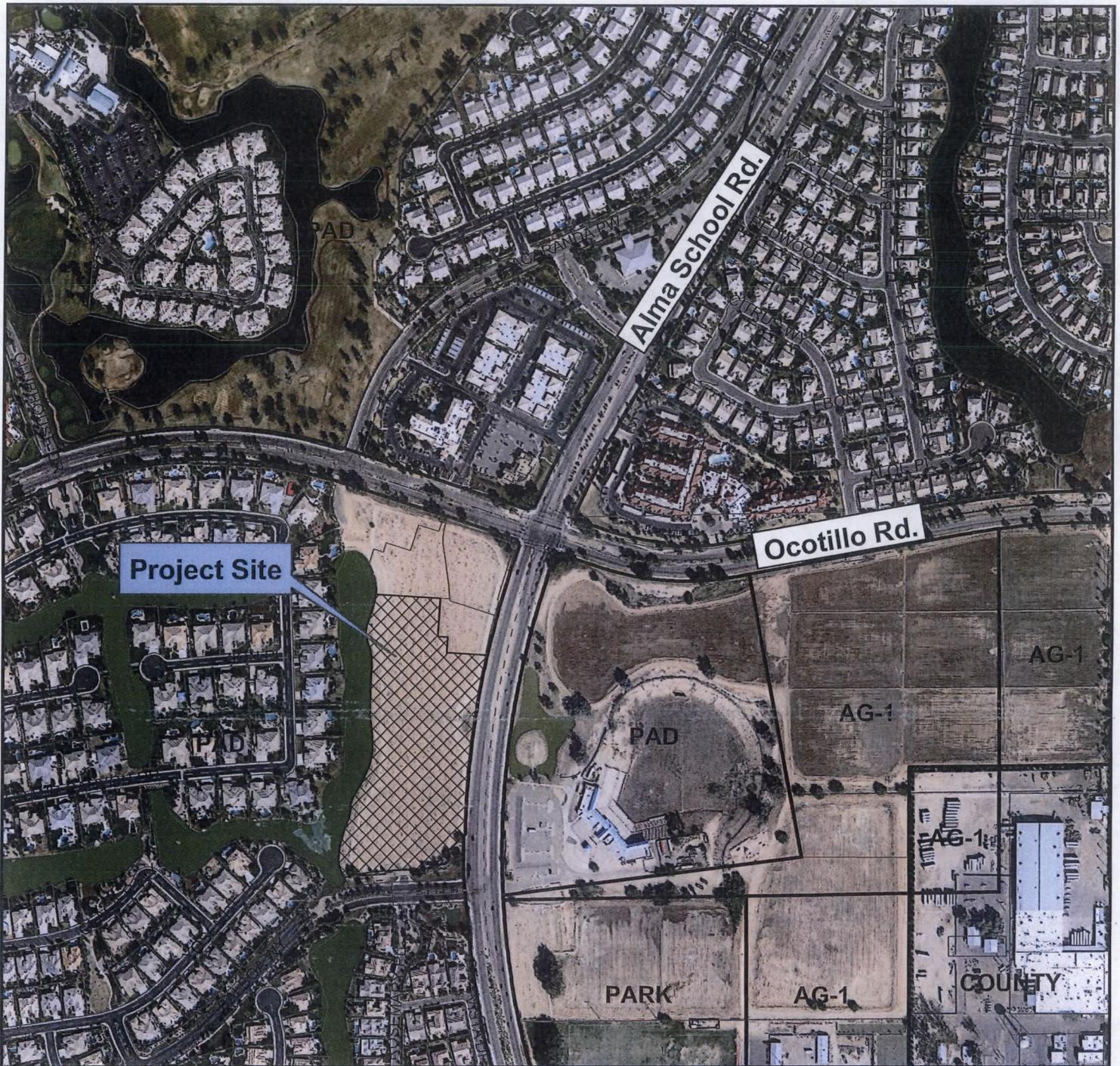


Ocotillo Village Health Club & Spa
Liquor Use Permit

CITY OF CHANDLER 1/26/2015



Chandler, Arizona
Where Values Make The Difference



Vicinity Map



LUP15-0002

**Ocotillo Village Health Club & Spa
Liquor Use Permit**

B
 B...
 4200 SOUTH ALMA SCHOOL ROAD
 CHANDLER, ARIZONA 85248



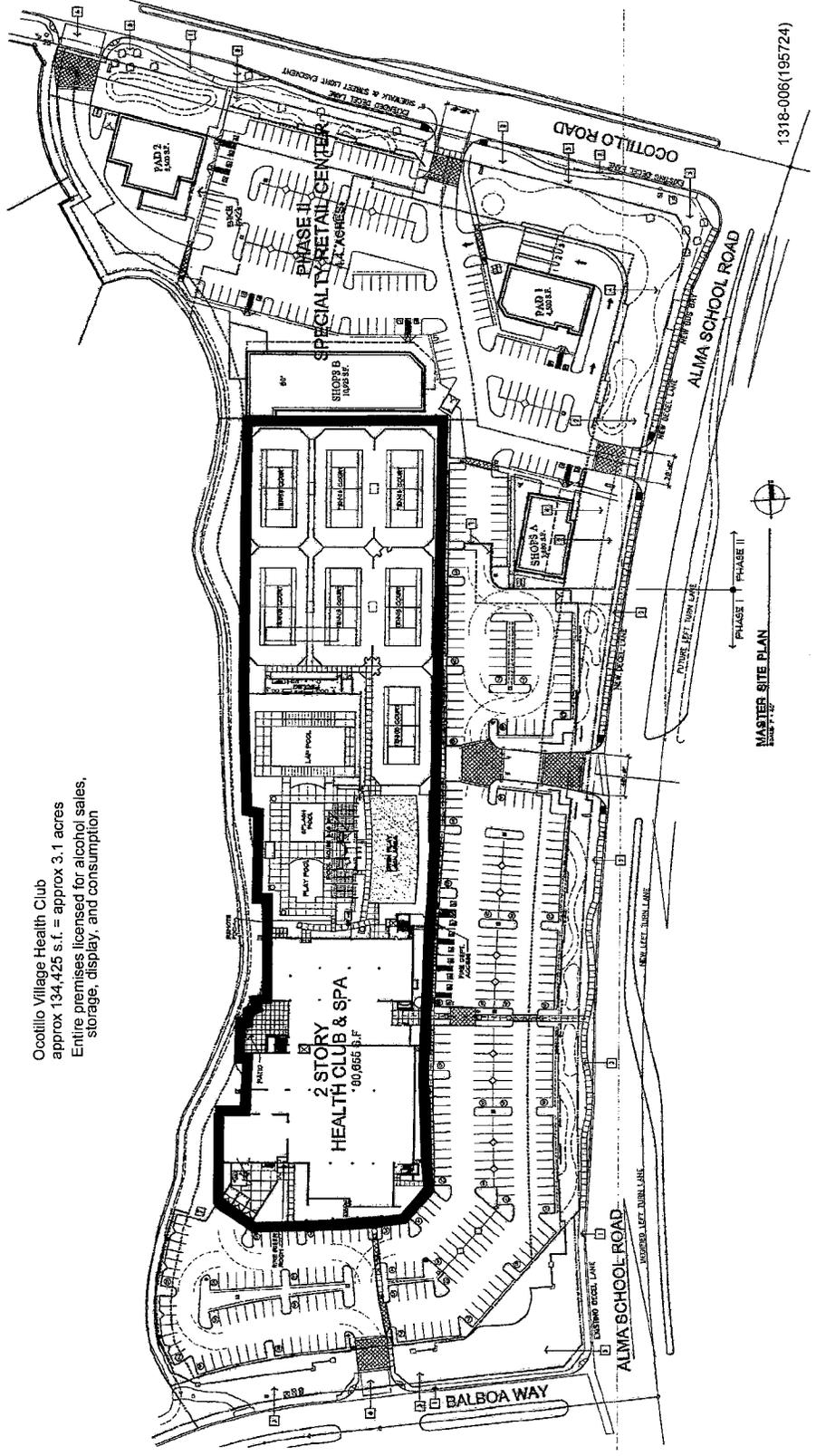
Village
DMB

OCOTILLO VILLAGE
HEALTH CLUB
 4200 SOUTH ALMA SCHOOL ROAD
 CHANDLER, ARIZONA 85248

MASTER SITE PLAN
 SHEET NO. 1001/13
 PROJECT NO. 1001/13
 DATE 04/11/11
 DRAWN BY [Name]
 CHECKED BY [Name]
 SCALE 1"=40'-0"

MSP

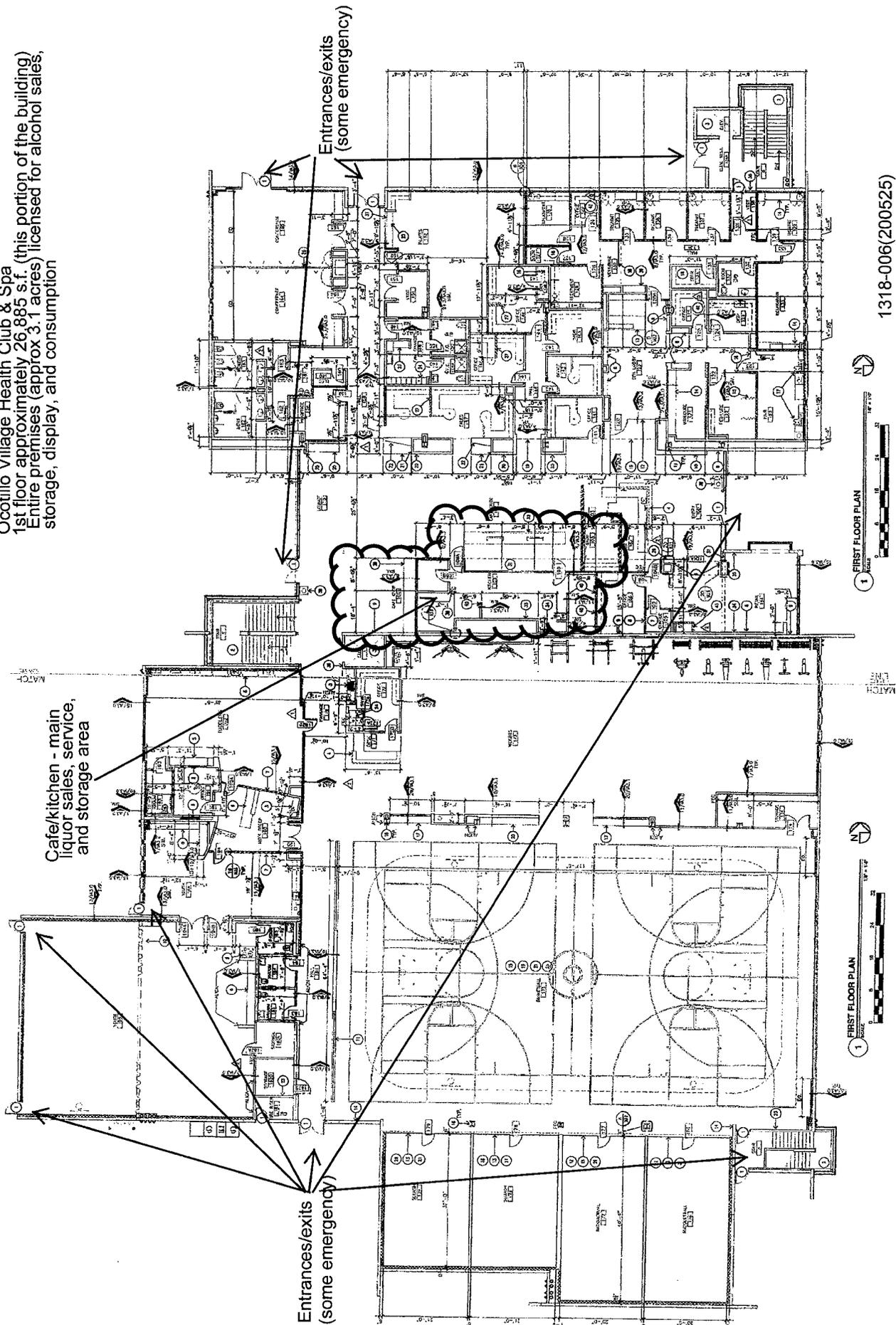
Ocotillo Village Health Club
 approx 134,425 s.f. = approx 3.1 acres
 Entire premises licensed for alcohol sales,
 storage, display, and consumption



MASTER SITE PLAN
 SHEET 1 OF 12

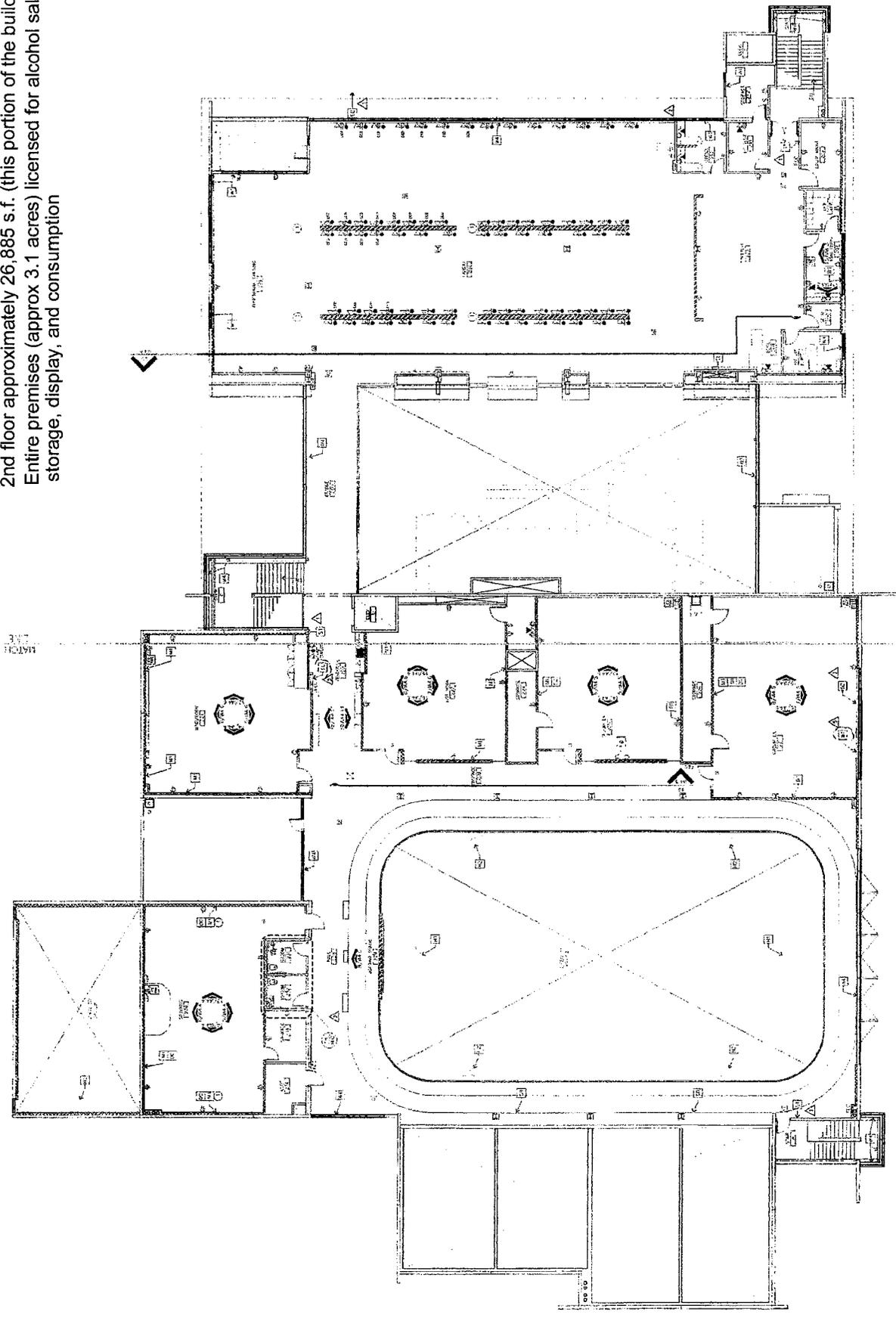
1318-006(195724)

Ocotillo Village Health Club & Spa
1st floor approximately 26,885 s.f. (this portion of the building)
Entire premises (approx 3.1 acres) licensed for alcohol sales,
storage, display, and consumption



1318-006(200525)

Ocotillo Village Health Club & Spa
2nd floor approximately 26,885 s.f. (this portion of the building)
Entire premises (approx 3.1 acres) licensed for alcohol sales,
storage, display, and consumption



1 SECOND FLOOR PLAN
MILLWORK & EQUIPMENT
1318-006(200525)



Narrative for Chandler use permit application:

The Ocotillo Village Health Club & Spa is a full-service health club and spa facility. So that it can provide refreshments as part of the health club and spa experience that are comparable with those offered at other DMB Village Health Club and Spa properties, it is applying for a series 7 beer and wine liquor license for its Ocotillo Village Health Club & Spa facility. The liquor license will provide the ability to serve beer and wine to its patrons which will be consistent with the other Village Health Club and Spa properties. As a health club and spa facility, typical hours of liquor service are expected to be 6:30 am to 7:30 pm Monday through Thursday; 6:30 am to 5:30 pm Fridays, and 7:30 am to 5:30 pm on Saturdays and Sundays. The service area is represented on the attached site plan. Access to and from the licensed area will be through designated access points. The facility is currently under construction and landscaping, architecture, parking, pedestrian access, fencing, and signage have all been addressed and are of record at the City of Chandler Planning Department. A liquor license for the Ocotillo Village Health Club & Spa will allow its customers the same conveniences and services as can be found at the Village Racquet & Health Club, the DC Ranch Village Health Club & Spa and the Gainey Village Health Club & Spa.

Contact person's name: Pam Sines – (480) 304-8300 – psines@gamlaw.com