

#60

SEP 24 2015



**MEMORANDUM**

**Planning Division – CC Memo No. 15-117**

**DATE:** SEPTEMBER 24, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** MARSHA REED, ACTING CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *J*  
KEVIN MAYO, PLANNING MANAGER *KM*

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

**SUBJECT:** LUP15-0015 SIDELINES GRILL AND TAVERN

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

**Location:** 2980 S. Alma School Road, Suite #2  
West of the northwest corner of Alma School and Queen Creek roads

**Applicants:** Amy Nations; AZLIC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

**BACKGROUND**

The subject restaurant is located west of the northwest corner of Alma School and Queen Creek roads, within the Ocotillo Plaza shopping center. The restaurant occupies the southern end of a pad building along Queen Creek Road. A vacant suite that previously housed a Washington Mutual Bank shares the building with the restaurant.

The restaurant first received a Use Permit for alcohol service under a Series 12 Restaurant License in 2002. It received a new Use Permit in 2009, to accommodate a patio expansion. In April 2011, it received a Use Permit, limited to one (1) year, to allow the addition of live music on the outdoor patio, and received an extension in 2012, for an additional three years. The

request is to extend the Use Permit indefinitely, as the owners have decided to eliminate the live music component that historically generated complaints.

The restaurant has an estimated seating of 202 persons including the outdoor patio. The restaurant is approximately 2,652 square feet; the patio provides an additional 800 square feet. The patio is enclosed with 36-inch tall decorative railing and includes a fireplace and six televisions. The restaurant has been in operation since 2002 (always under a Series 12 Restaurant License) and is open Sunday and Monday from 11 a.m. to 11 p.m., Tuesday through Thursday from 11 a.m. to 12 a.m., and 11 a.m. to 1 a.m. on Fridays and Saturdays.

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 Staff recommends approval of the request without a time limit. The restaurant has hosted live music many times over the past years, which has raised concerns in the past; however, with the current application the live music component is being eliminated, therefore making the restaurant operate like any other restaurant with a Series 12 liquor license.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 27, 2015; no neighbors attended.
- Planning Staff is not aware of any opposition or concerns to the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Cunningham)

### **RECOMMENDED ACTION**

Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit 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. Expansion beyond the approved Floor Plan shall void the Use Permit and require new Use Permit application and approval.
3. 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 of the Use Permit.
4. The Use Permit is non-transferable to any other store location.

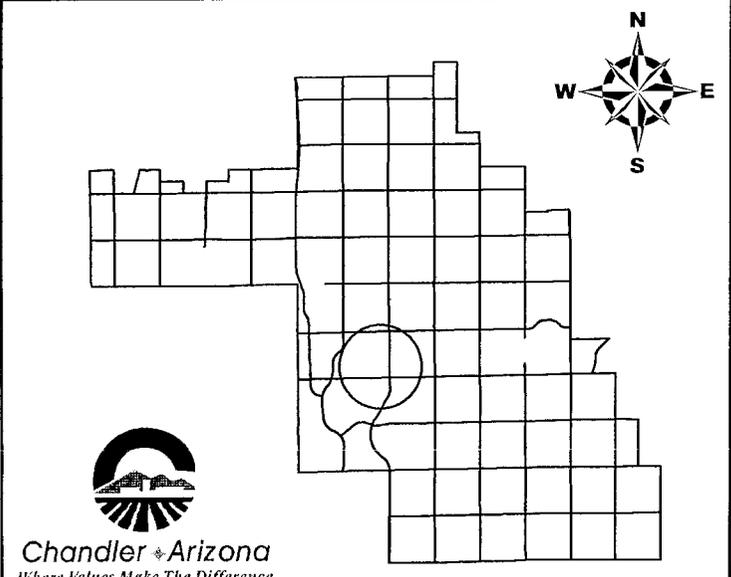
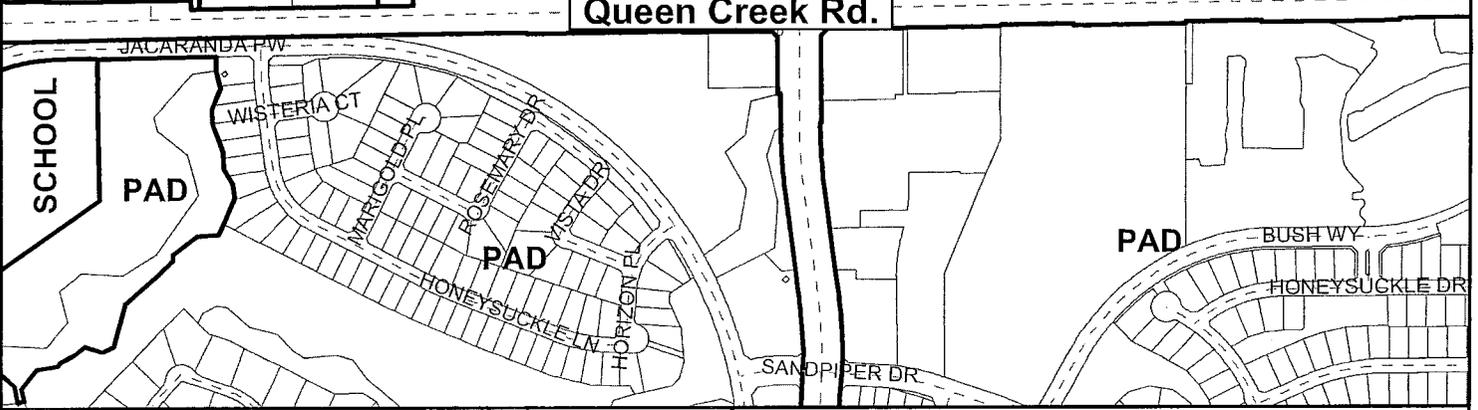
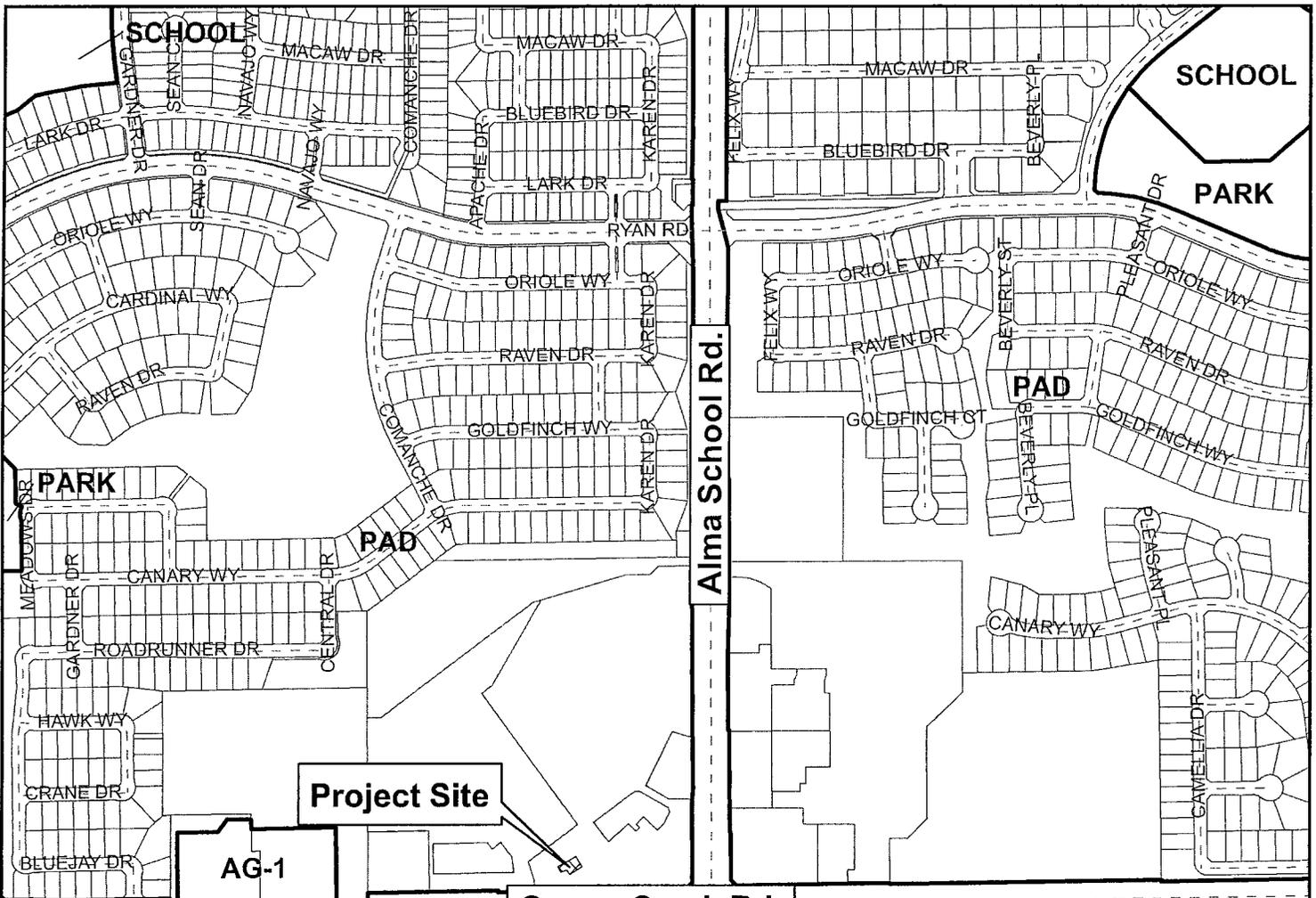
5. The patio and area adjacent to the restaurant entrance shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move City Council approve Liquor Use Permit LUP15-0015 SIDELINES GRILL AND TAVERN, to allow liquor sales as permitted under a Series 12 Restaurant license for on-premise consumption indoors and on an outdoor patio, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Patio Floor Plan
3. Indoor Floor Plan
4. Applicant Narrative

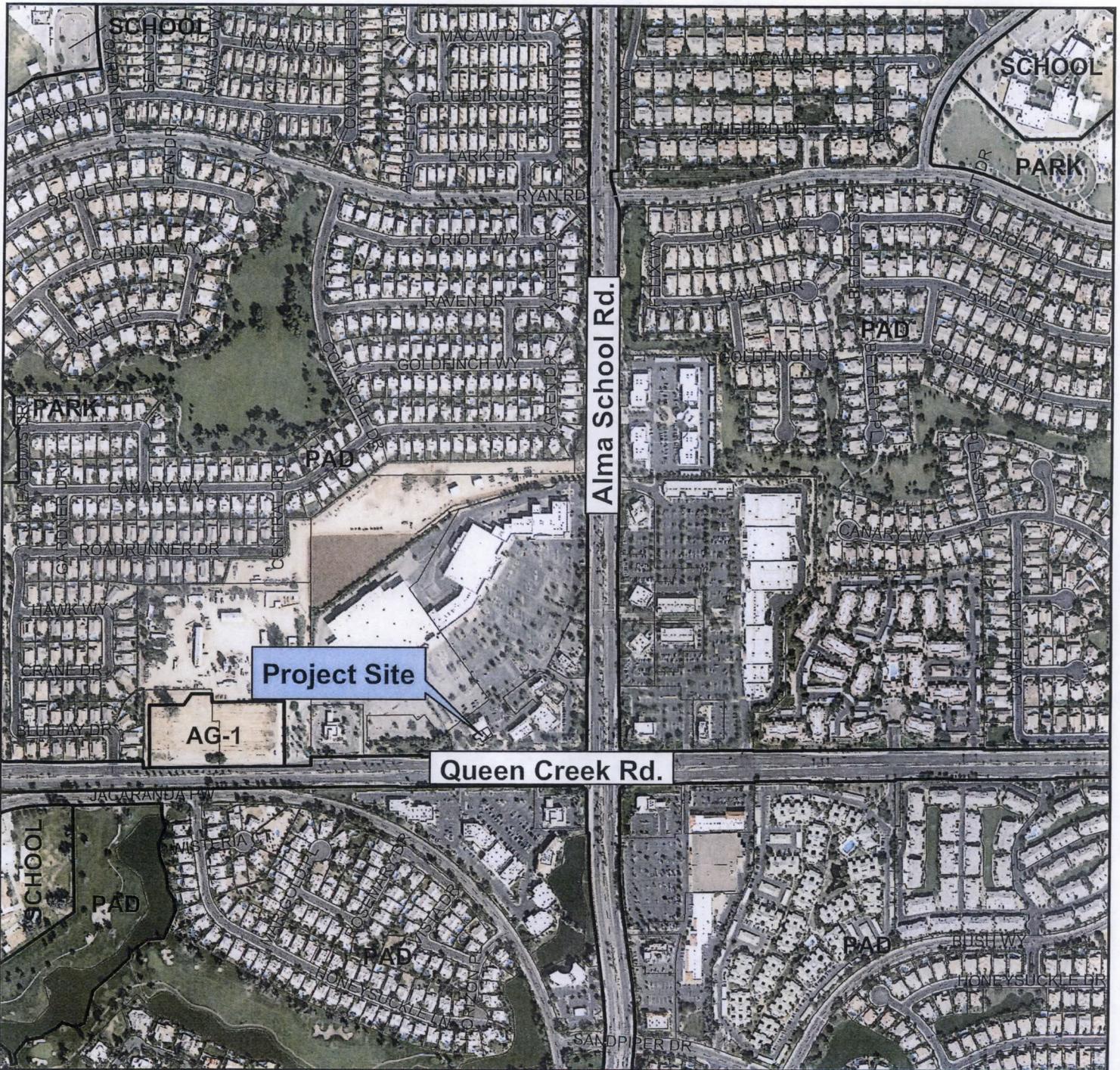


## Vicinity Map

LUP15-0015

Sidelines Grill and Tavern  
Liquor Use Permit

CITY OF CHANDLER 7/27/2015



**Vicinity Map**



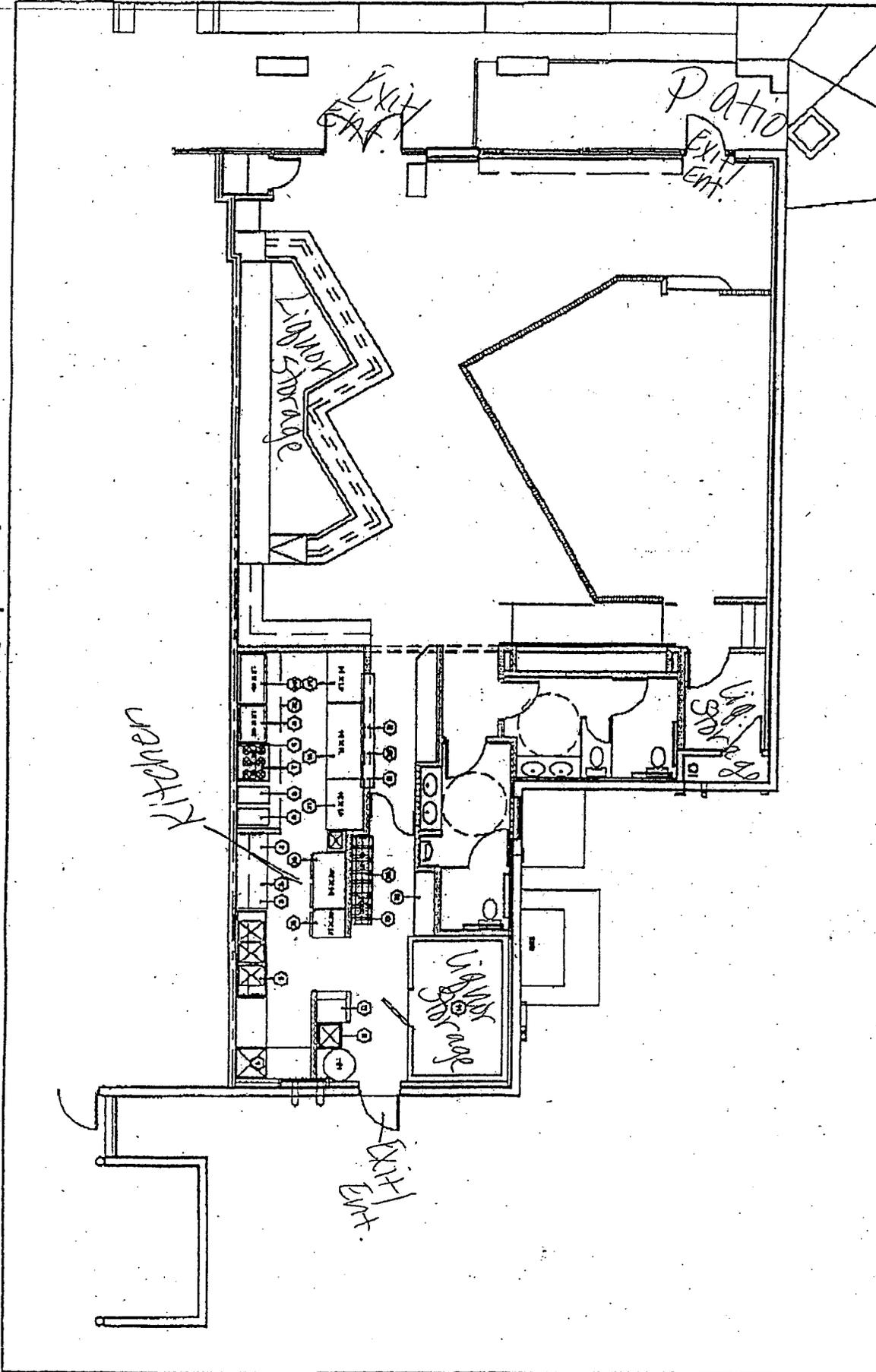
**LUP15-0015**

**Sidelines Grill and Tavern  
Liquor Use Permit**





INDOOR FLOOR PLAN



SCALE: 3/32" = 1'-0"

**SIDELINES TAVERN**

2980 E. QUEEN CREEK RD. SUITE 2  
CHANDLER, ARIZONA

**SPACE PLAN**

01080

DATE: 3/20/02

2652 USF.

**K & I**

ARCHITECTS & INTERIORS LLC.

1850 N. CENTRAL AVE #335

PHOENIX, AZ 85004

PH: 602-252-5202

FAX: 602-252-5203



P.O. Box 2502  
Chandler, Arizona 85244  
(480) 730-2675 Phone (480) 730-2676 Fax



## ARIZONA LIQUOR INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department  
Planning Division  
215 East Buffalo Street  
Chandler, AZ 85225

July 1, 2015

To Whom It May Concern:

Sidelines Grill & Tavern is an existing restaurant located at 2980 S Alma School Rd Ste 2 in Chandler within the Ocotillo Plaza Shopping Center. Sidelines Grill & Tavern has already qualified and holds a Series 12 restaurant liquor license #12075162 and has a Chandler liquor use permit already in place but need to renew the Use Permit.

Sidelines Grill & Tavern is open for business Sunday & Monday 11am-11pm, Tuesday & Thursday 11am until 12am, Friday and Saturday 11am-1am. Sidelines is a family friendly sports grill with a menu that consists of hamburgers, chicken, pizza, fish, salads and appetizers. We currently employ 30 people. Our interior square footage is 2,652 and our patio is 800 square feet seating 202 inside and out. Our parking lot is not assigned by the property manager it is shared with other businesses.

Sidelines Grill & Tavern will no longer utilize the live entertainment portion of the use permit. Therefore we are requesting a permanent extension.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name.

Amy Nations