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All-America City
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MEMORANDUM

Planning Division – CC Memo No. 15-142

DATE: NOVEMBER 19, 2015

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP15-0020 EKLECTIC PIE

Request: Request Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-premise consumption indoors and within a new outside patio.

Location: 2990 E. Germann Road, Suite #1, northwest corner of Gilbert and Germann roads, within Crossroads Towne Center

Applicant: Charlie Harmon

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The subject site is located within the Crossroads Towne Center within the Harkins Theater portion of the center. Eklectic Pie is locally owned and the second location within Arizona, offering custom pizza combinations, and including beer and wine.

The subject site will be open Monday through Sunday 10 a.m. to 10 p.m. The restaurant will have approximately 25 employees. The restaurant is approximately 2,625 square feet with an additional proposed 355 square foot new patio along the building’s west side. The indoor dining area will provide seating for 68 patrons and the new outdoor patio will provide seating for 26 patrons.

The request is for Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within a new outdoor patio. 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.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed in lieu of a neighborhood meeting.
- As of the writing of this memo, Planning Staff has not received any phone calls or letters in opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0 Absent: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit LUP15-0020 EKLECTIC PIE, 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 addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
3. 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.
4. The Liquor Use Permit is non-transferable to any other store locations.
5. 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.
6. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).
7. The site and patio shall be maintained in a clean and orderly manner.

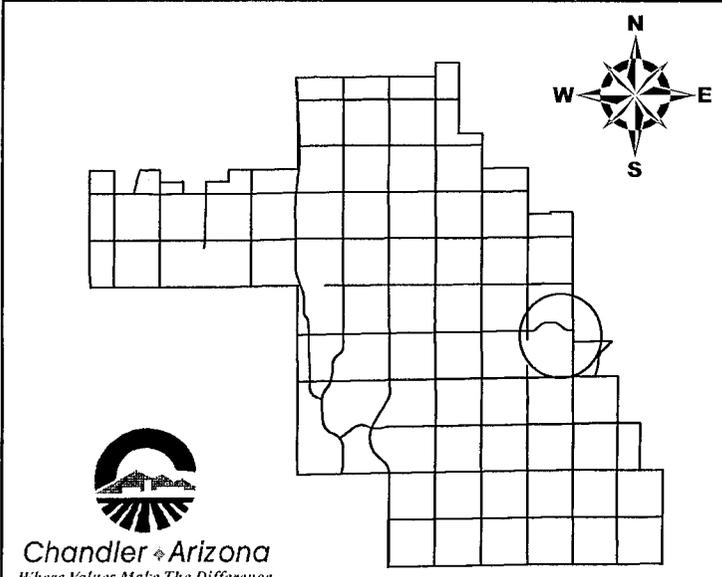
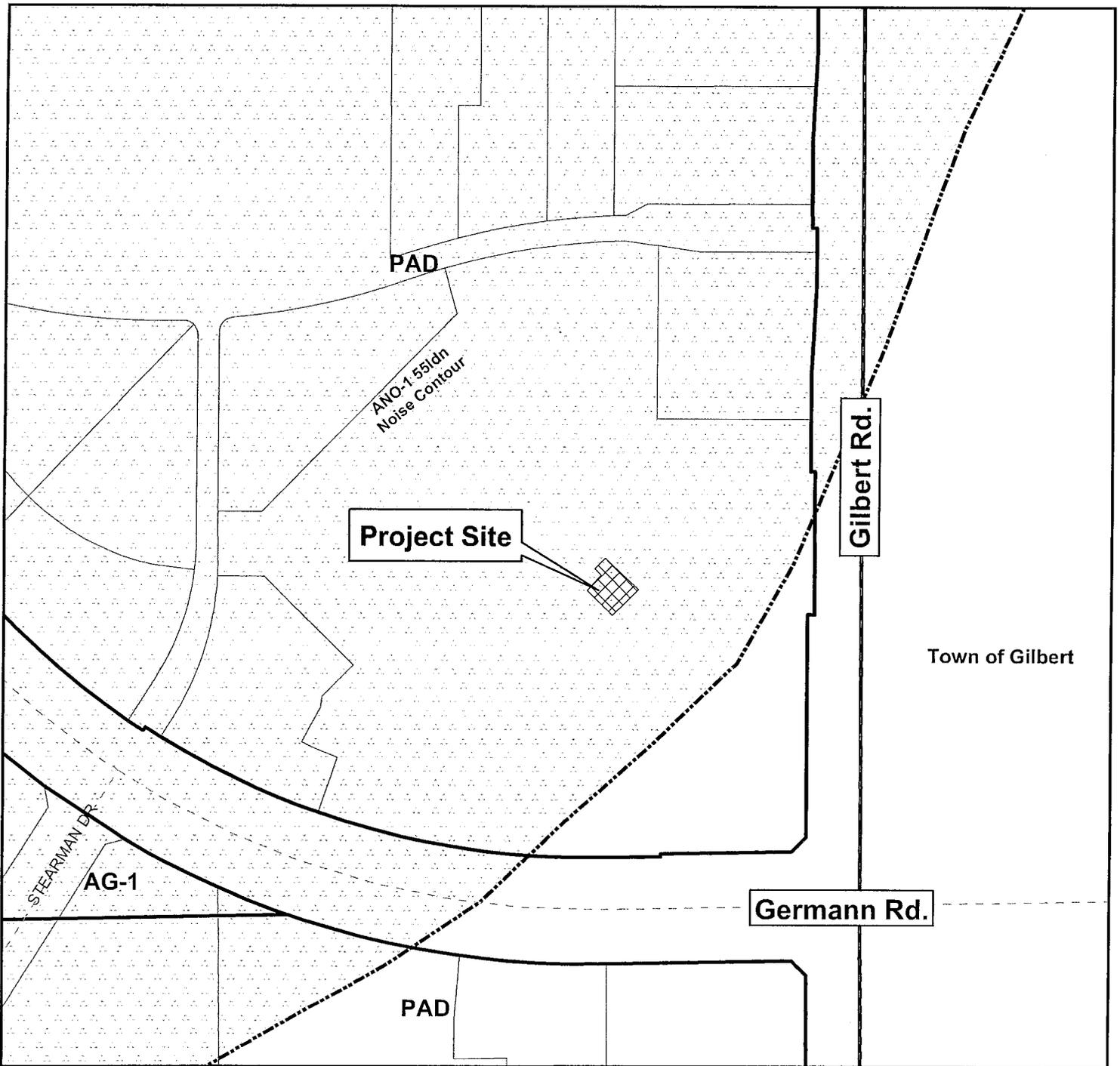
PROPOSED MOTION

Move City Council approve Liquor Use Permit LUP15-0020 EKLECTIC PIE, subject to the conditions as recommended by Planning Commission and Planning Staff.

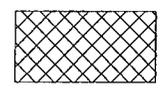
CC Memo No. 15-142
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Attachments

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



Vicinity Map

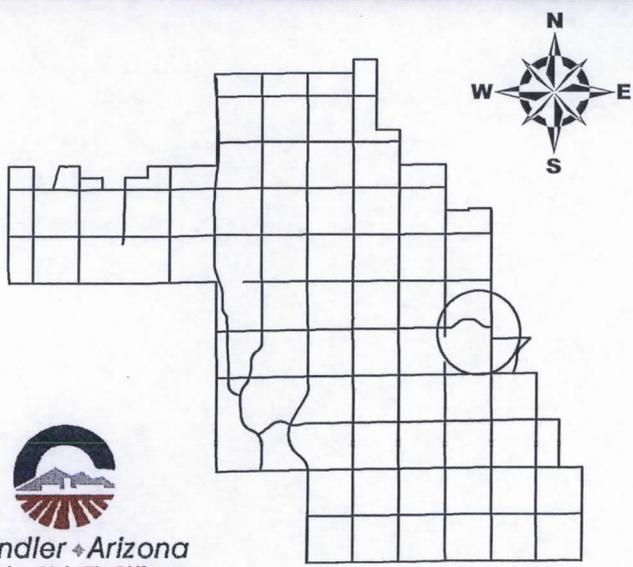


LUP15-0020

**Eklectic Pie
Liquor Use Permit**

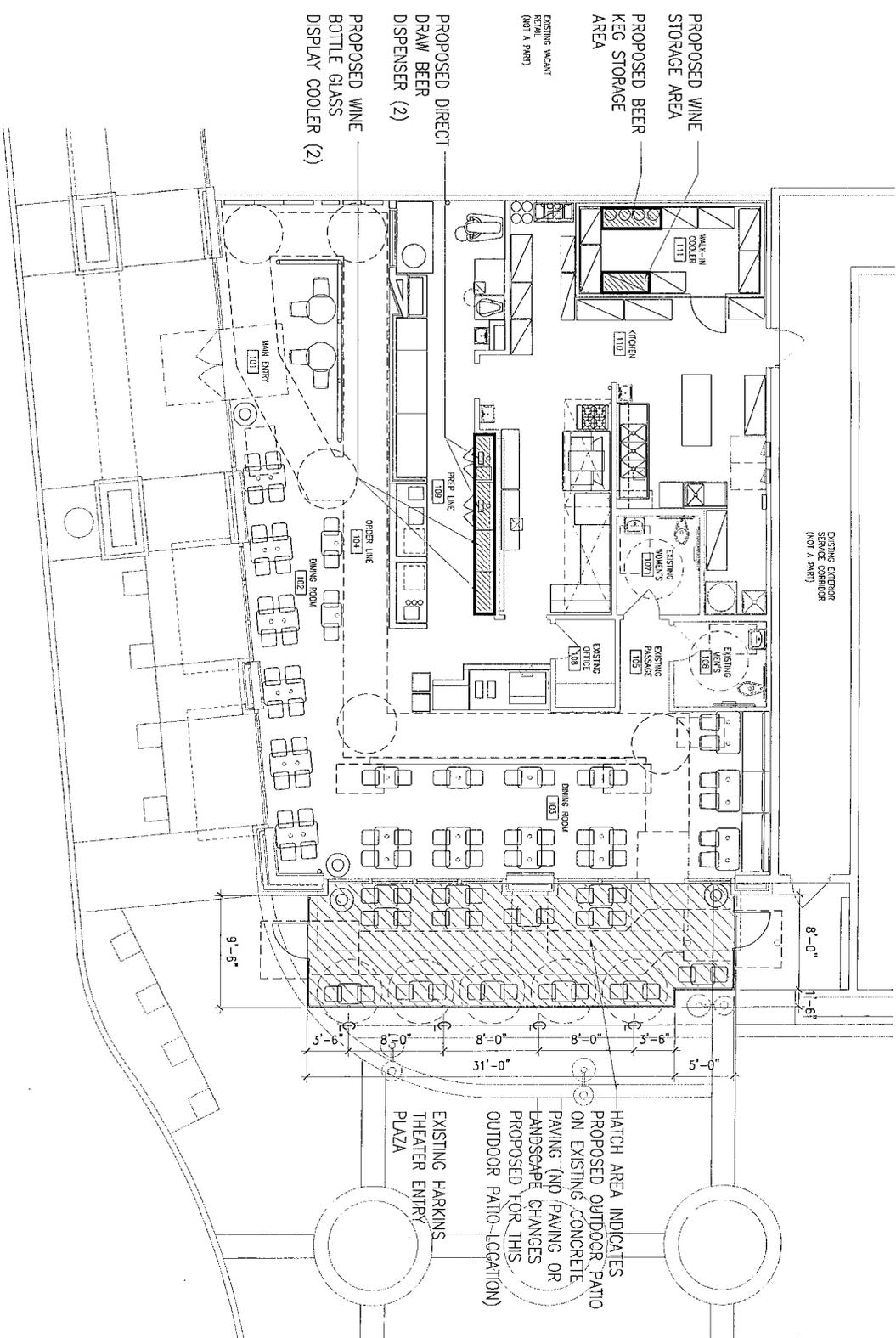


Vicinity Map



LUP15-0020

**Eklectic Pie
Liquor Use Permit**



EXISTING WINE STORAGE AREA
 PROPOSED WINE STORAGE AREA
 PROPOSED BEER KEG STORAGE AREA
 PROPOSED WINE DRAW BEER DISPENSER (2)
 PROPOSED WINE BOTTLE GLASS DISPLAY COOLER (2)
 PROPOSED DIRECT DRAW BEER DISPENSER (2)
 EXISTING WALK-IN COOLER (NOT A PART)
 EXISTING SERVICE CORRIDOR (NOT A PART)

PROPOSED FLOOR PLAN
 1 SCALE: NOT TO SCALE

HATCH AREA INDICATES PROPOSED OUTDOOR PATIO ON EXISTING CONCRETE PAVING. (NO PAVING OR LANDSCAPE CHANGES PROPOSED FOR THIS OUTDOOR PATIO-LOCATION)
 EXISTING HARKINS THEATER ENTRY PLAZA

Looker & Cappello ARCHITECTS, INC.
 3016 E. SOUTHVIEW AVE.
 TEMPE, ARIZONA 85282
 TEL: 480-948-8338
 FAX: 480-948-8371

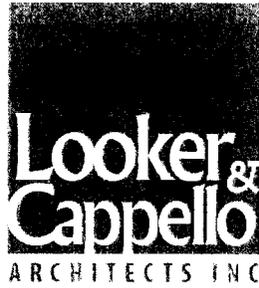
ELECTRIC PEOPLE

**2990 E. GERMANN RD., SUITE 1
 CHANDLER, ARIZONA 85286
 for: Fx4, LLC**

FLOOR PLAN AND DOWNWARD SCHED.

NO.	REVISIONS

ISSUE DATE: 02/08/15
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Liquor Use Permit Project Narrative

To: City of Chandler, Arizona
Date: October 9, 2015
Re: *Eklectic Pie, Crossroads Town Center, Gilbert/Germann, Chandler, AZ
2990 E. Germann Rd., Suite 1, Chandler, AZ 85286*

Eklectic Pie is looking to bring their unique, fresh, customizable pizza concept to Crossroads Town Center in Chandler, Arizona.

Proposed Business Information

The proposed Eklectic Pie suite address is 2990 E. Germann Rd., Suite 1, Chandler, AZ 85286. This tenant improvement project will be in a currently vacant 2,624 square foot suite, which formerly housed a Hawaiian BBQ restaurant, located adjacent to the existing Harkins Theaters. The Eklectic Pie hours of operation will be from 10 AM – 10 PM Monday through Sunday. 68 seats are planned inside the restaurant. Eklectic Pie wishes to add an outdoor patio adjacent to the restaurant and that has been planned to hold 26 seats. Eklectic Pie plans to serve beer and wine at this location and will be applying for a Class 12 Liquor License as part of this development. The restaurant plans to have approx. 25 total employees at this location. There will be no live entertainment, dancing, or TV's at this restaurant.

The menu reflects the restaurant concept of allowing patrons to create custom pizza combinations from a wide selection of sauces, toppings, and finishes; or they can select one of Eklectic Pie's pizza creations. Eklectic Pie will use premium imported Italian pizza flour and San Marzano tomatoes, with premium meats and fresh all natural chicken. No freezers, microwaves, or heat lamps will be used. A number of Italian sandwiches and fresh salads round out the menu.

Site improvements

No master site improvements or changes will be needed for this tenant improvement project. Eklectic Pie wishes to add an outdoor patio on an existing concrete paved area adjacent to the restaurant to seat 26 patrons. Access to the patio will be via an existing single man-door in the existing storefront facing the Harkin's Theater entry plaza. No landscape changes will be required for the proposed outdoor patio.

Improvements related to LUP

Since Eklectic Pie will be serving beer and wine at this location, the outdoor patio will be fenced and gated. Two patio gates will be provided since these will also function as a required exit from the restaurant space.

Additional Info

The Eklectic Pie restaurant is a use that is typically found in PAD zoned developments in support of large retail developments and fits into the existing retail mix at Crossroads Town Center. In addition, the existing Rubio's restaurant across the Harkin's entry plaza, also serves beer and wine, and it supported by an outdoor patio.

We believe that this project is consistent with the nature of the area and believe that this development will be a positive amenity to the residents of the surrounding area.

Sincerely,
JD Berryman
Looker & Cappello Architects, Inc.

A handwritten signature in black ink, appearing to be 'JD Berryman', written in a cursive style.