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Chandler

All-America City

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Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-090**

DATE: AUGUST 11, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, AICP, CITY PLANNER

SUBJECT: LUP16-0022 GINGER MONKEY

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted under a Series 12 Restaurant License, including live entertainment

Location: 135 West Ocotillo Road, at the southwest corner of Arizona Avenue and Ocotillo Road

Applicant: Jackson Armstrong, Ginger Monkey, LLC

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

Ginger Monkey is a new restaurant located at 135 West Ocotillo Road, at the southwest corner of Arizona Avenue and Ocotillo Road. The building is the former Whiskey Rose Saloon, located in Fulton Ranch Towne Center. Hamilton High School is to the north, across Ocotillo Road. Fox Crossing and Fulton Ranch are the nearest single-family subdivisions located to the west and northwest. Commercial retail developments are located to the northeast and southeast.

The building is approximately 6,651 square feet and the outdoor patio is approximately 3,000 square feet, including the expansion. Indoor seating provides approximately 104 dining seats and 61 bar stools. The outdoor patio provides approximately 72 seats. Hours of operation are 11 a.m. to 2 a.m. on Monday through Friday and from 9 a.m. to 2 a.m. on Saturday and Sunday. Live entertainment may include live music on weekends, holidays, and anniversaries. Televisions and

a house speaker system provide background music both indoors and outdoors. Showings of children's movies may occur weekly on a portable projection screen placed within the outdoor patio. Planning Staff is including conditions to address any potential noise from the live entertainment due to the proximity of the restaurant to surrounding developments including the high school and single-family subdivisions. Planning Staff also recommends a one-year time limit to allow evaluation of the compatibility of the live entertainment with the surrounding residential and business developments.

The request is for Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an expanded outdoor patio as permitted under a Series 12 Restaurant License, including live entertainment. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 11, 2016. Two residents from Fulton Ranch attended and stated their strong support of the request.
- Planning Staff received a phone call from a representative of Lowe's Home Improvement headquarters who inquired on the percentage of alcohol sales. As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0022 GINGER MONKEY, 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 Restaurant license, and any change of license shall require reapplication and new Liquor Use Permit approval.

3. The Liquor Use Permit is non-transferable to other locations.

4. The site shall be maintained in a clean and orderly manner.

5. 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 re-application and approval of a Liquor Use Permit.

6. No noise shall be emitted from outdoor speakers, televisions, or live entertainment so that it exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.

7. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

8. The establishment shall provide a contact phone number of a responsible person (bar owner and/or manager) to interested neighbors to resolve noise complaints quickly and direct.

9. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

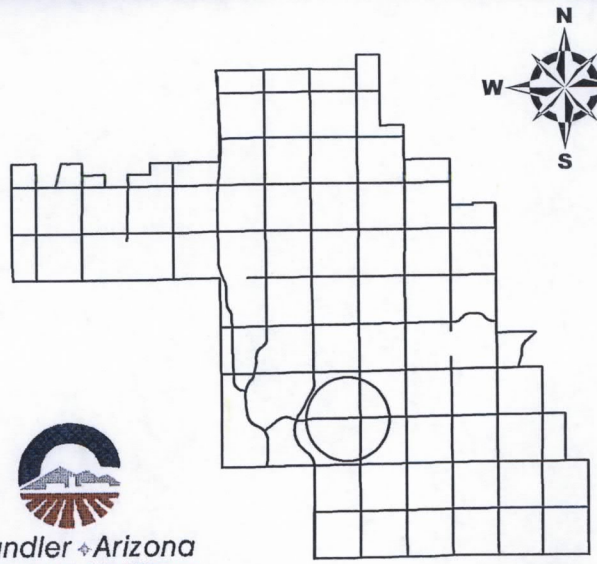
PROPOSED MOTION

Move City Council approve Liquor Use Permit case LUP16-0022 GINGER MONKEY, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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

Vicinity Map



LUP16-0022

Ginger Monkey
Liquor Use Permit

Chandler Arizona
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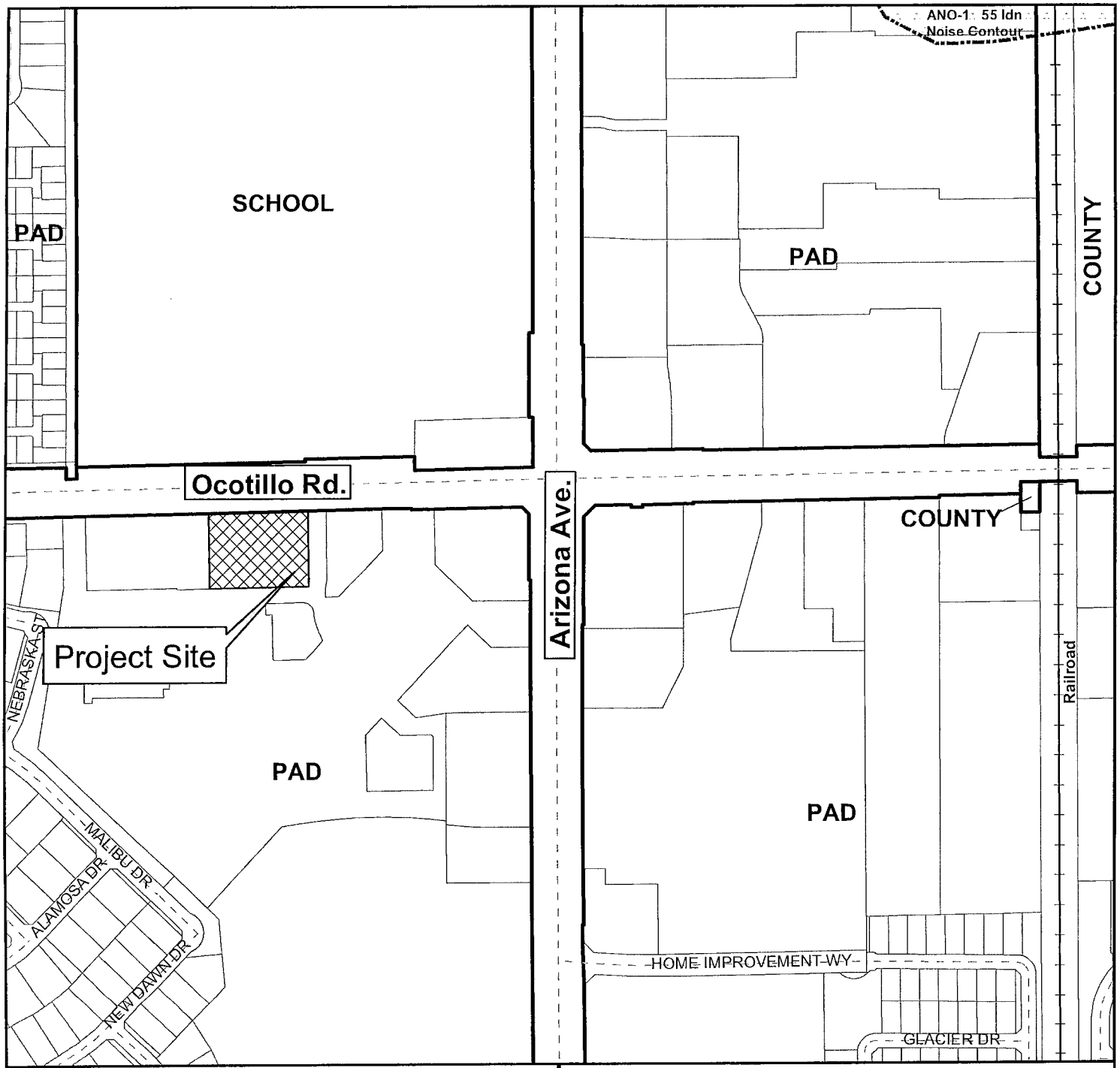
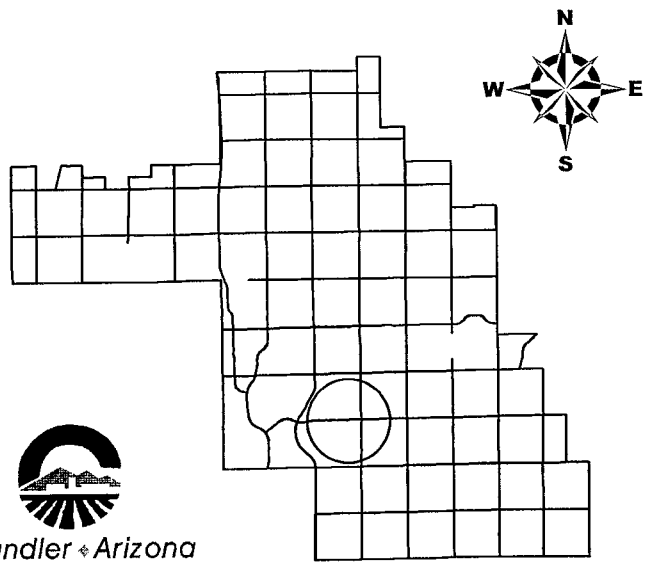
CITY OF CHANDLER 6/17/2016



Vicinity Map



LUP16-0022

Ginger Monkey
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CITY OF CHANDLER 6/17/2016

SITE PLAN

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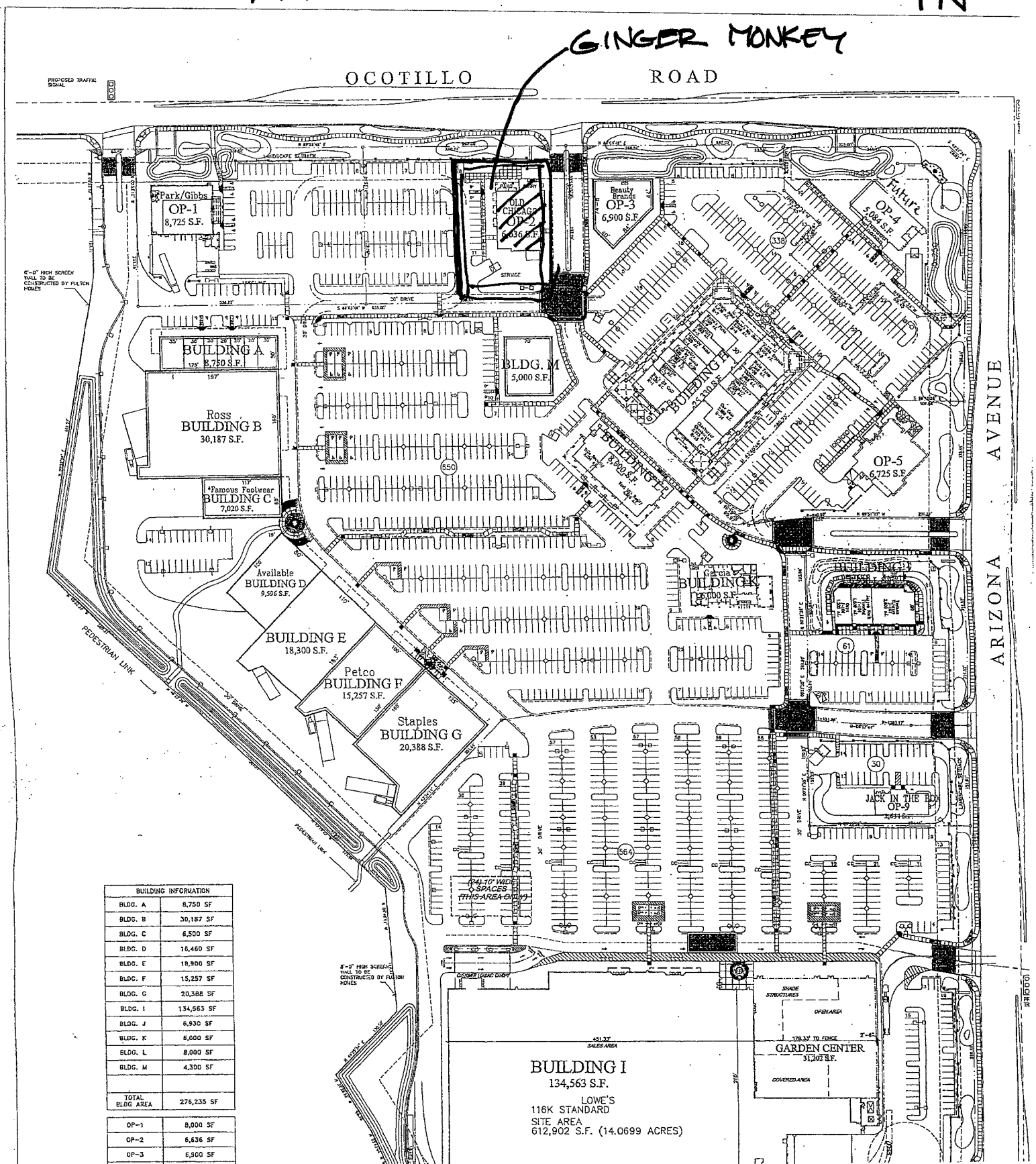
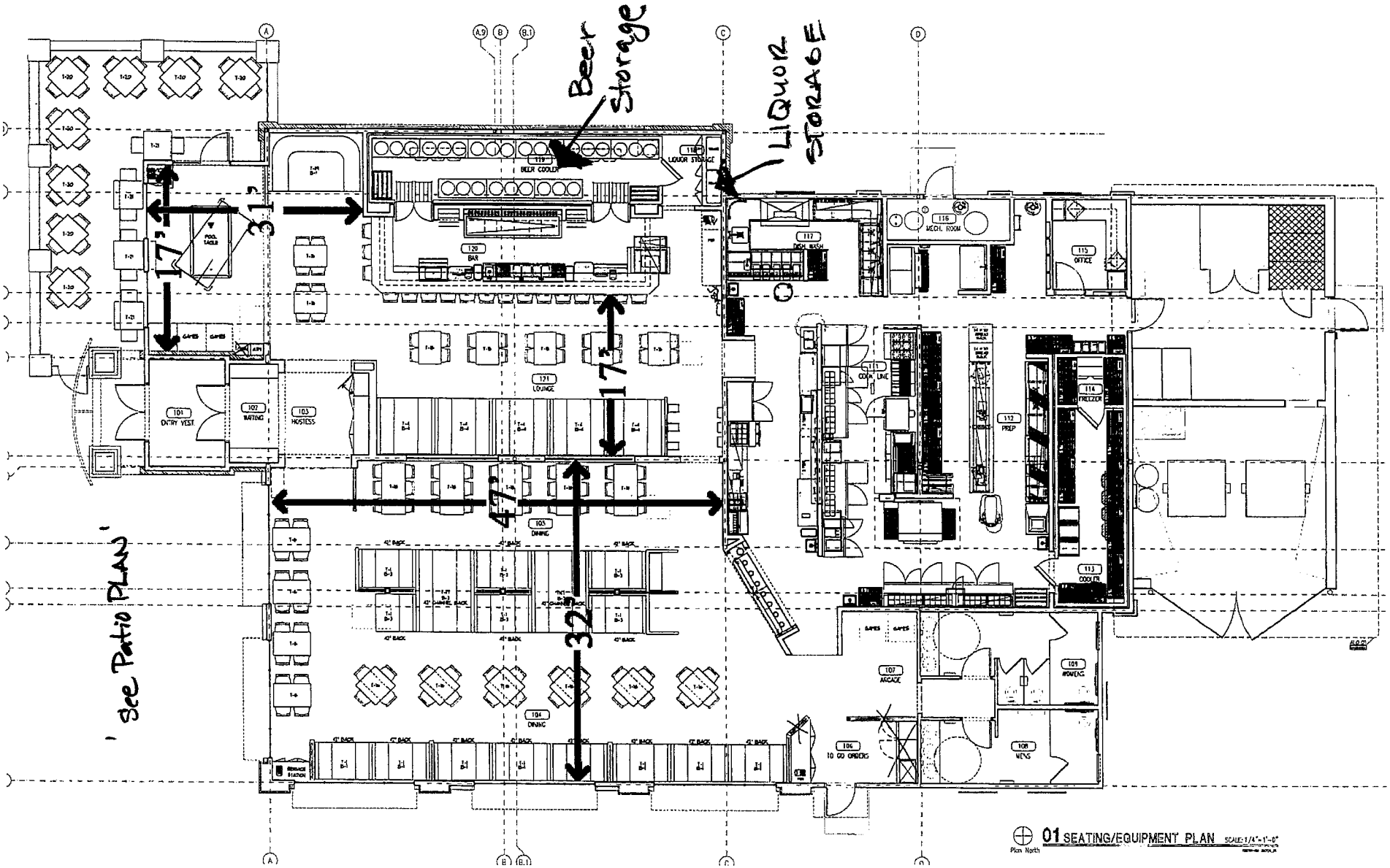
GINGER MONKEY



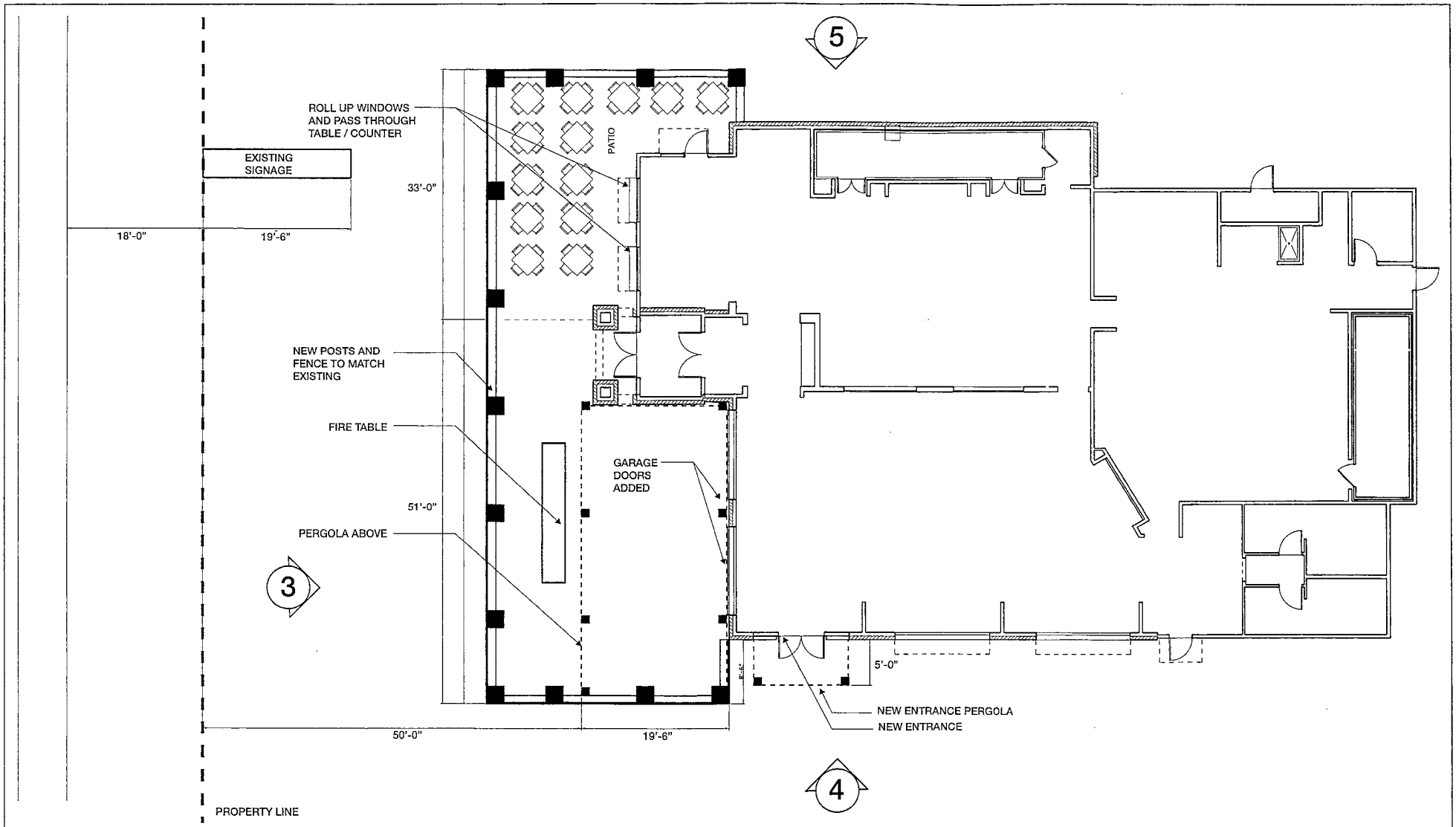
BUILDING INFORMATION	
BLDG. A	8,750 SF
BLDG. B	30,187 SF
BLDG. C	6,500 SF
BLDG. D	16,460 SF
BLDG. E	18,900 SF
BLDG. F	15,257 SF
BLDG. G	20,388 SF
BLDG. I	134,563 SF
BLDG. J	6,930 SF
BLDG. K	6,000 SF
BLDG. L	8,000 SF
BLDG. M	4,300 SF
TOTAL BLDG AREA	276,235 SF

OP-1	8,000 SF
OP-2	6,636 SF
OP-3	6,900 SF



FLOOR PLAN

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Ginger Monkey 135 west Ocotillo Road Chandler, AZ 85248	Site Layout / Improvements	N.T.S. May 16, 2016	2

PATIO PLAN

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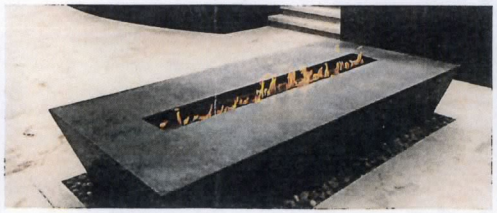
Metal Fencing

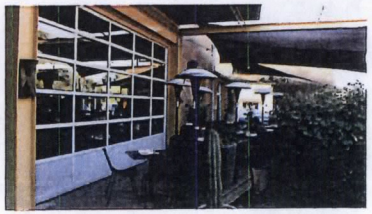
Garage Doors


Fire Table

Wood Pergola

Ginger Monkey 135 west Ocotillo Road Chandler, AZ 85248	North Elevation	N.T.S. May 16, 2016	3

Metal Fencing



Garage Doors

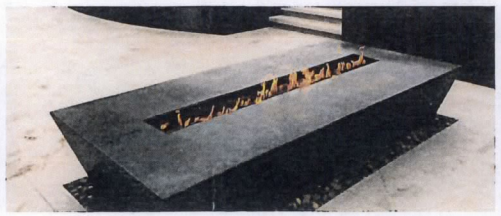
Fire Table

Wood Pergola

Ginger Monkey 135 west Ocotillo Road Chandler, AZ 85248	West Elevation	N.T.S. May 16, 2016	4

Metal Fencing

Garage Doors



Fire Table

Wood Pergola

Ginger Monkey 135 west Ocotillo Road Chandler, AZ 85248	East Elevation	N.T.S. May 16, 2016	5

PROJECT NARRATIVE-GINGER MONKEY

LUP16-0022 GINGER MONKEY

135 W. Ocotillo Rd Chandler AZ 85248

To Whom it may Concern:

We are writing this narrative to inform you of our exciting new project called the Ginger Monkey. We will be located at 135 W. Ocotillo Rd in Chandler at the corner of Ocotillo and Arizona Ave. It is re-activating the space that was formerly known as Whiskey Rose. We have applied for a series 12 restaurant license that requires at least 40% food sales. It will be a full service restaurant with a bar component. We will offer beer, wine, and spirits to complement the amazing food we will serve. Our hours of operation will be 11 am to 2am Monday through Friday. On Saturday and Sunday we will open at 9 am to serve breakfast and close at 2am. As far as entertainment, we would like to offer live music on weekends, holidays and anniversaries. We have tvs and speakers to play background music. Our building is 6651 sq feet and we are expanding our patio to be a total of approximately 3000 sq ft. We would like to offer tvs and background music on the patio to enhance our customers experience. We would also like to put a projector screen on the patio to show kids movies weekly. To comply with the Smoke Free Act we will be installing air doors on the patio in the event that patrons would like to smoke there. We will also have two fire features on the patio to cozy around when the temperature drops along with a designated portion of the patio that will be dog friendly in case your pooch wants to come with you. As far as seating goes we can seat 61 in the bar area, 104 in the dining area and approximately 72 on the patio. Architecturally we will be matching existing materials on the building and changing the entrance from the north side of the structure to the west side.

As a business we will strive to provide an upscale casual place with great food, great beers and fantastic service. We will be family friendly and do our best to serve the needs of our community. We look forward to being a part of the fantastic dynamic growth in Chandler and filling a need in our neighborhood. Thank you for your time and consideration.