

#43  
NOV 10 2016



**MEMORANDUM**

**Planning Division – CC Memo No. 16-126**

**DATE:** NOVEMBER 10, 2015

**TO:** MAYOR AND COUNCIL

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

**FROM:** LAUREN SCHUMANN, CITY PLANNER *LS*

**SUBJECT:** LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE

**Request:** Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License within an existing movie theater

**Location:** 2980 E. Germann Road, northwest corner of Germann and Gilbert roads

**Applicant:** Clare Abel; Burch & Cracchiolo, P.A.

**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 at the immediate northwest corner of Germann and Gilbert roads within Crossroads Towne Center Chandler. The subject site is surrounded by commercial as part of Crossroads Towne Center Chandler to the north and west. To the south across Germann Road is Mill Crossing, a commercial development, and to the east across Gilbert Road is Crossroads Towne Center Gilbert in the Town of Gilbert.

Harkins Chandler Crossroads Theatre is an existing twelve screen movie theater and has seating capable of 2,500 persons. The subject site is approximately 35,000 square feet. Harkins Chandler Crossroads Theatre is requesting Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 6 Bar License. Guest of legal age, can order all types of spirituous liquor at a new bar within the lobby to be consumed in

lounge area or within the auditorium during shows. The new bar will seat 22 persons. Harkins employs 150 persons at this location. Typical hours of operation are seven days a week from 9 a.m. to midnight, however, liquor will only be sold during the hours allowed by state law.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to limited residential within the notification area.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this 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, LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE, subject to the following conditions:

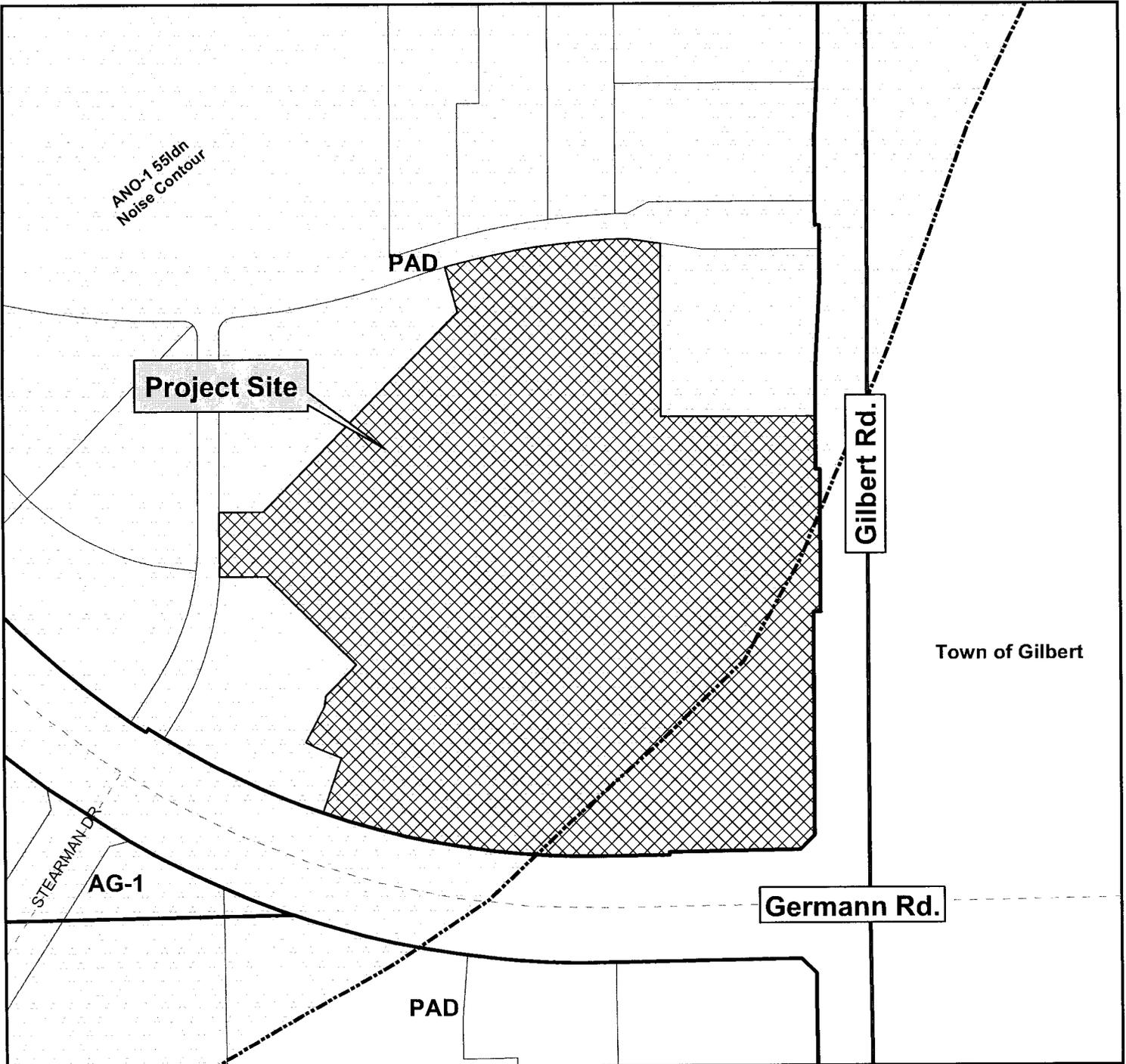
1. The Liquor Use Permit is granted for a Series 6 Bar License only and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. 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.
5. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

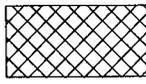
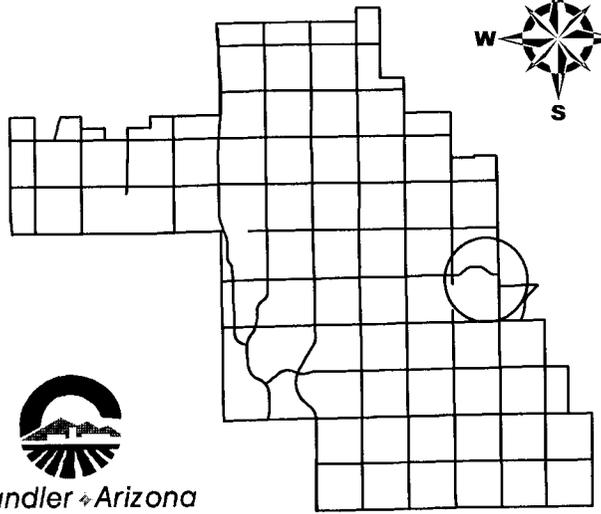
Move City Council approve Liquor Use Permit case LUP16-0029 HARKINS CHANDLER CROSSROADS THEATRE, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

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

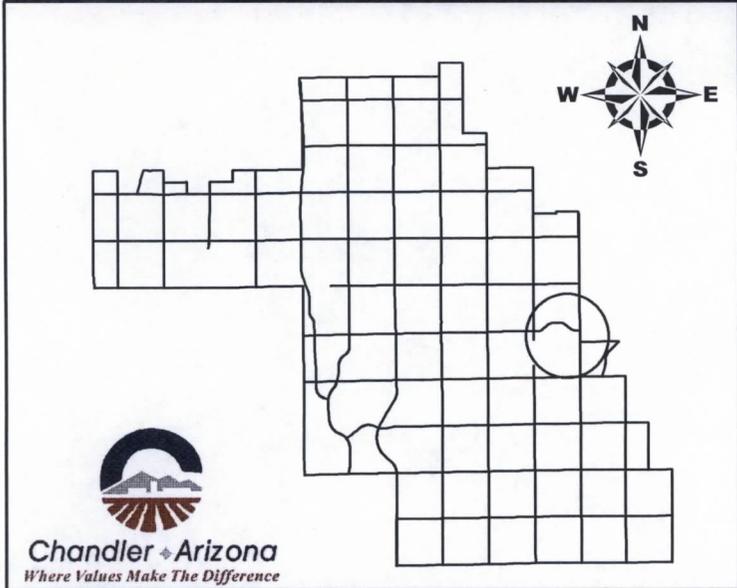


**Vicinity Map**



LUP16-0029

**Harkins Chandler Crossroads Theatre  
Liquor Use Permit**



**Vicinity Map**



**LUP16-0029**

**Harkins Chandler Crossroads Theatre  
Liquor Use Permit**



LIQUOR USE PERMIT  
HARKINS THEATRE CROSSROADS  
2980 EAST GERMANN ROAD

Harkins Theatres is requesting a Series 6 (bar) Liquor License for its location at Chandler Crossroads Towne Center. This location is surrounded by commercial, retail and employment uses. There are no residential developments or schools in proximity to the Harkins site.

Harkins is a family-owned business that has operated in the state of Arizona for many years. Last year, Harkins began offering liquor as a part of the beverage service that it offers at their location at the Scottsdale Fashion Square. This has been very successful and so Harkins is beginning to offer this at a variety of other new locations including this new location in Chandler.

Customers will purchase the liquor at a bar located in the concessions area at the front of the theater (in the lobby of the theater). They will then carry it into the auditorium. The auditoriums will be monitored by support staff with Harkins. The hours of operation will be from 9 AM to 12 midnight Monday through Sunday; however, liquor will only be sold during the approved hours for sale of liquor. There will be 150 full and part time employees.

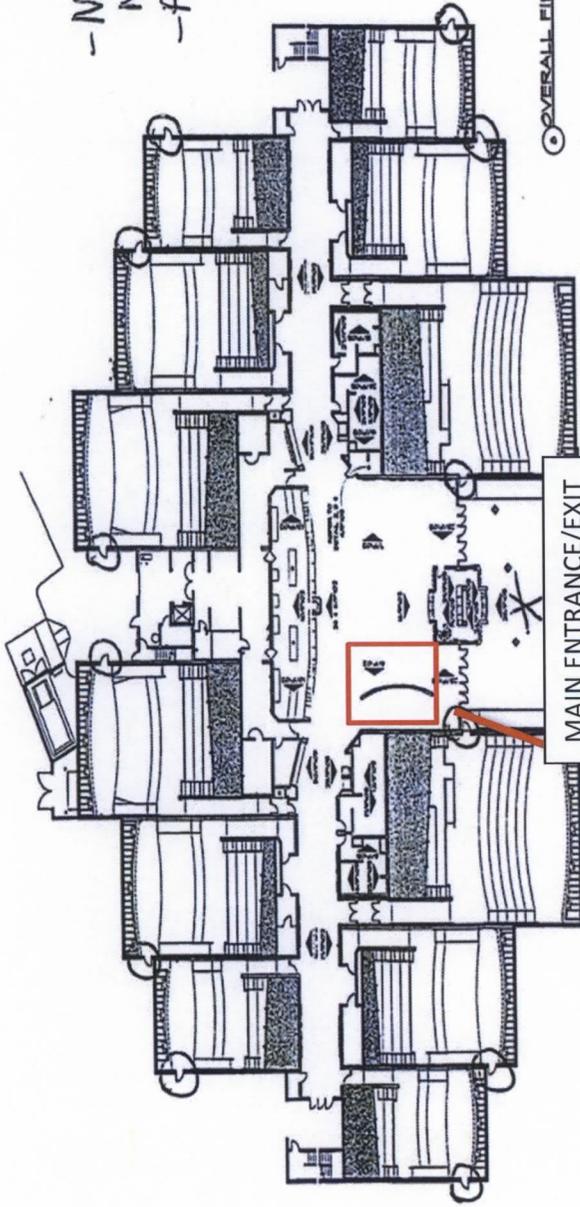
At the present time there are no plans for either live entertainment or music or for special events at the theater.

Harkins takes very seriously its responsibilities with respect to the sale of liquor. Every location has a manager who is on duty who has been trained in the State of Arizona approved training program. Auditoriums are monitored by theater staff who make certain that the liquor is consumed by the person who ordered it.

This service is very successful at the Scottsdale Fashion Square location and they are anxious to begin this service in Chandler as well.

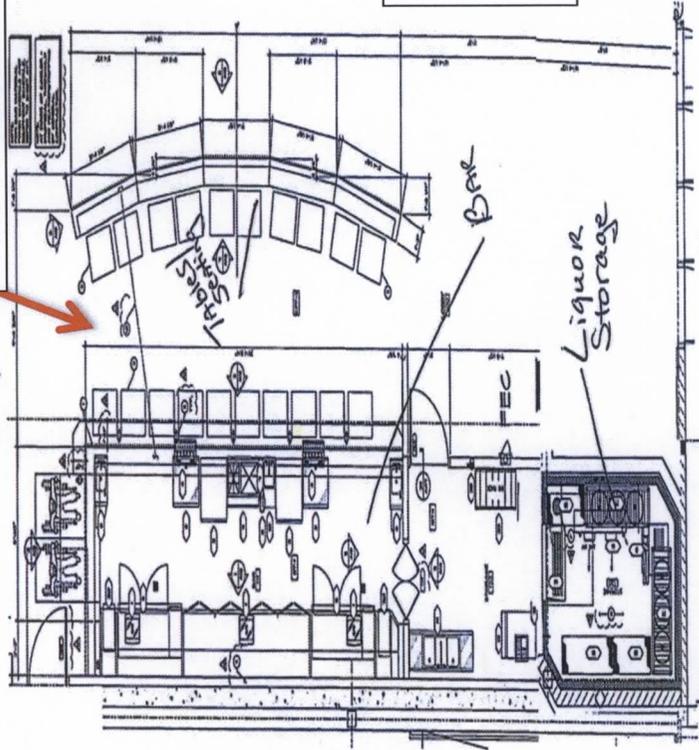


- Main Entrance/Exit  
Marked \*
- Alarmed Exits are  
Circled



OVERALL FIRST FLOOR PLAN

MAIN ENTRANCE/EXIT



HARKINS CHANDLER CROSSROADS THEATRE  
FLOOR PLAN

**Harkins Theatres**  
 CHANDLER CROSSROADS 12-FLYX THEATRE  
 1000 GIBBERT ROAD AND SEMANOW ROAD, CHANDLER, ARIZONA  
 HARKINS THEATRES 7511 EAST McDONALD DRIVE - SCOTTSDALE, ARIZONA 85250

BAR AREA FLOOR PLAN