



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development – PZ Memo No. 12-014

DATE: FEBRUARY 23, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: LUP11-0026 IRISH REPUBLIC PUBLIC HOUSE

Request: Use Permit approval to sell and serve all spirituous liquor within a restaurant and pub that includes an outdoor patio (Series 6 Liquor License)

Location: 58 S. San Marcos Place in Historic Downtown Chandler

Applicant: Roger B. Baldwin

Owner: D and B Rental Properties LLC

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval.

BACKGROUND

The subject business is an Irish-themed restaurant and pub, formerly known as Murphy's Law, that has operated at this location on Downtown Chandler's historic square since 2008. An outdoor patio was added in 2010. The facility provides seating for 99 inside and 20 on the patio. Hours of operation are 11 a.m. to 12 a.m. Monday through Thursday, 11 a.m. to 2 a.m. on Friday, 8 a.m. to 2 a.m. on Saturday, and 8 a.m. to 12 a.m. on Sunday. Live music or karaoke occurs up to twice weekly, indoors only. No changes are requested to the floor plan or business operations from previous approvals, except to change from a Series 12 Restaurant License to a Series 6 Bar License. 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; however, a Series 6 license has no such restrictions.

DISCUSSION

Staff supports the request, finding a Series 6 Bar License to be appropriate at this location. Live music is conducted indoors only and has proven to be compatible over the past several years. Besides previously approved conditions, Staff also recommends a condition regarding control of the music volume given the change in license.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held February 22, 2012 at the Downtown Community Center. No neighbors attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTIONS

Staff, upon finding consistency with the General Plan, recommends approval of LUP11-0026 IRISH REPUBLIC PUBLIC HOUSE subject to the following conditions:

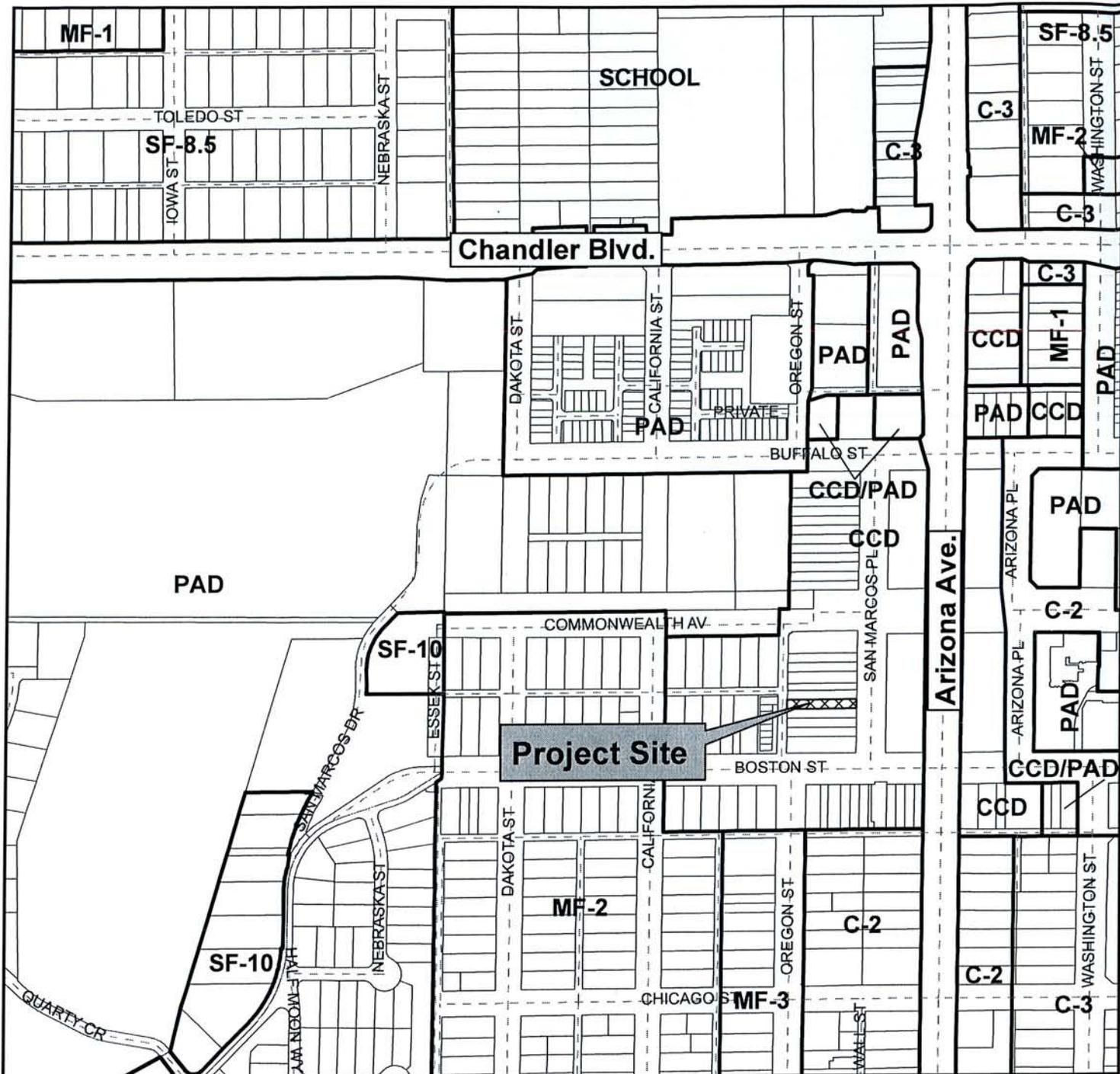
1. The Use Permit granted is for a Series 6 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Narrative, Floor Plans) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit shall be in substantial conformance with previous Use Permit approvals (LUP10-0027 & UP08-0042) except as modified by condition herein.

PROPOSED MOTION

Move to recommend approval of the Use Permit in case LUP11-0026 IRISH REPUBLIC PUBLIC HOUSE subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Indoor Floor Plan
3. Outdoor Floor Plan
4. Narrative
5. Previous Council Actions



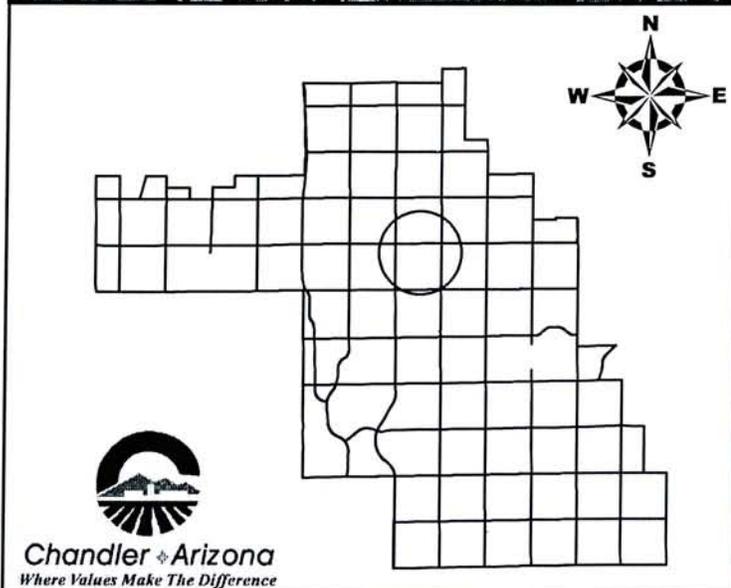
Vicinity Map



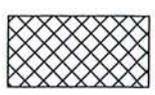
LUP11-0026

**Irish Republic Public House
 Liquor Use Permit**





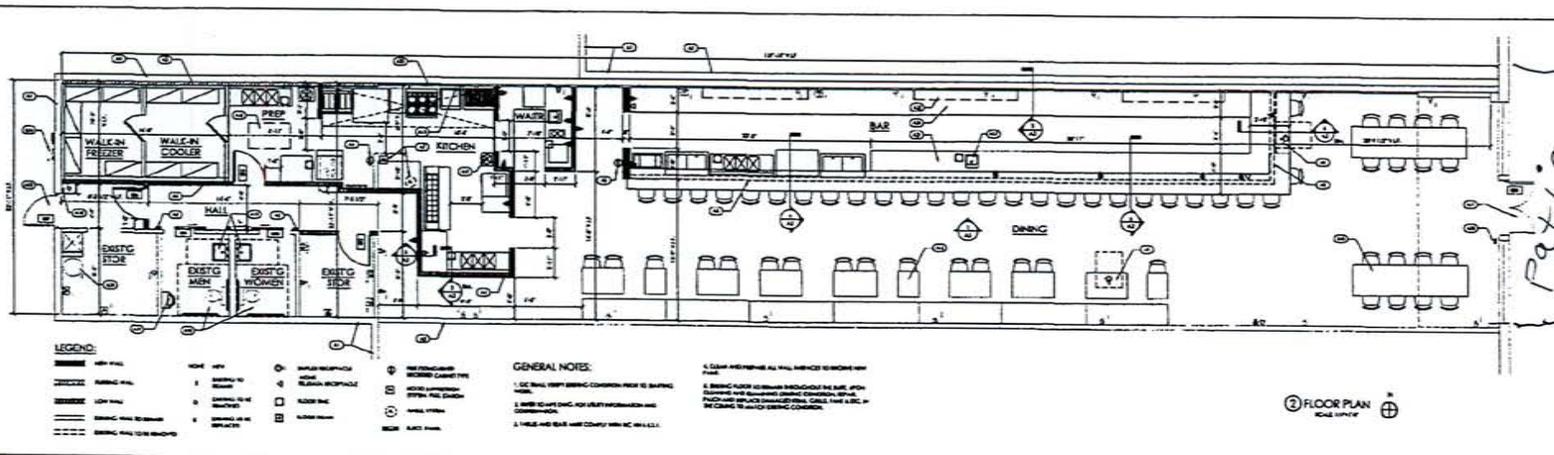
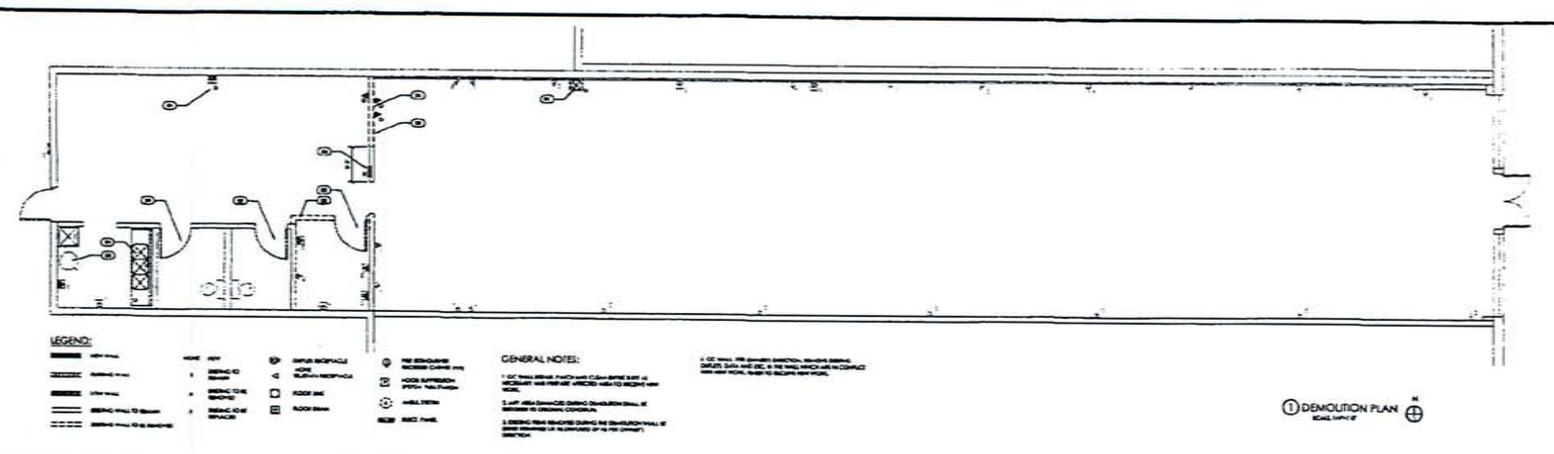
Vicinity Map



LUP11-0026

**Irish Republic Public House
Liquor Use Permit**





Ratio
N ↑

DEMOLITION PLAN NOTES

1. REMOVE EXISTING WALL.
2. REMOVE EXISTING DOOR TO HALL.
3. REMOVE EXISTING WALL AND HALL DOOR AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.
4. REMOVE EXISTING HALL DOOR.
5. REMOVE EXISTING HALL DOOR AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.
6. REMOVE EXISTING HALL DOOR AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.

FLOOR PLAN NOTES

1. REMOVE EXISTING WALL, HALL, AND RESTROOMS AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.
2. REMOVE EXISTING WALL, HALL, AND RESTROOMS AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.
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19. REMOVE EXISTING WALL, HALL, AND RESTROOMS AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.
20. REMOVE EXISTING WALL, HALL, AND RESTROOMS AND RECONSTRUCT HALL WITH NEW WALL AND DOOR TO HALL AND RESTROOMS.

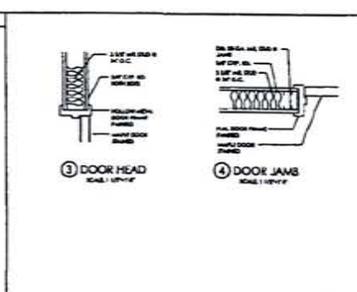
DOOR SCHEDULE

NO.	TYPE	FINISH	HEIGHT	SWING	REMARKS
01	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
02	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
03	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
04	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
05	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
06	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
07	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
08	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
09	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
10	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
11	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
12	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
13	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
14	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
15	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
16	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
17	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
18	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
19	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL
20	WOOD	1/2" X 6"	8'-0"	R	EXIST. DOOR TO HALL



DOOR HARDWARE SCHEDULE

NO.	TYPE	FINISH	REMARKS
01	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
02	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
03	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
04	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
05	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
06	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
07	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
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13	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
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15	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
16	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
17	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
18	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
19	WOOD	1/2" X 6"	EXIST. DOOR TO HALL
20	WOOD	1/2" X 6"	EXIST. DOOR TO HALL



58 S. SAN MARCOS

VACANT

EXISTING IRISH PUB

Expanded Group

Pizza

WINDOWS

24x40 TABLE

TABLE

FRONT DOOR

TABLE

TABLE

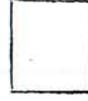
WINDOWS

* PATIO OCC. = 28

PROPOSED PATIO

6'8"

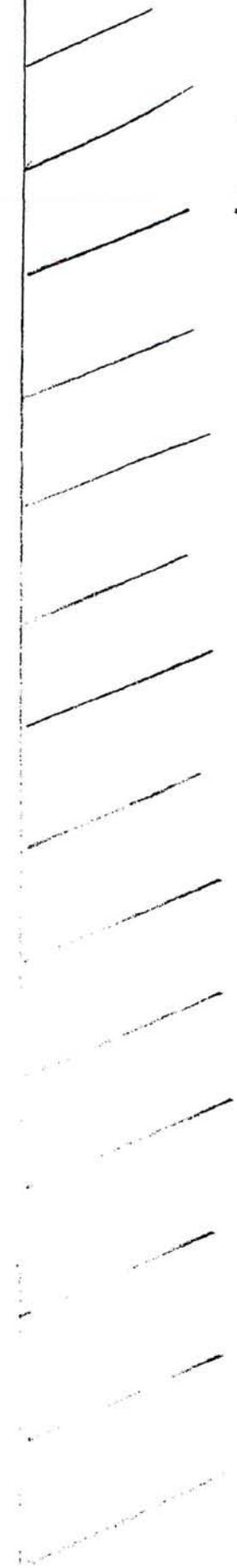
6'



25'



0/10/2010



Sheet 1 East

Irish Republic Public House
Application for Class 6 Liquor License

Esteemed Members;

We are applying for a Class 6 Liquor License, upgrading from our previous Class 12 Liquor License for our establishment located at 58 S San Marcos Place in the downtown Chandler district previously named Murphy's Law Irish Pub & Restaurant.

Our restaurant currently at 3,000SF seats 99 guests inside with an additional 200SF non-smoking patio for another 20 seats. Our hours of operation will continue as Mon-Thurs 11am-12am, Fri 11am-2am, Sat 8am-2am and Sun 8am-12am. We serve lunch and dinner 7 days a week, breakfast is served Saturday and Sundays starting at 8am and we serve food until closing each night.

We currently provide employment for over 50 employees, most being Chandler residents. We have several TVs for our guests to enjoy sports and music videos; we have speakers throughout the restaurant.

We have been a proud member of the Chandler community since November 2008 and have been highly involved in community support and nonprofits in the area. We consider ourselves responsible operators and have always been a good partner for our fellow merchants in the area.

We consider this request to be of critical important to our long term growth and viability, and know that your esteemed group will support us and help grow our business.

If there are any questions, please contact me at any time: 480-466-3977 or texaschopper@yahoo.com.

Best and sincerest regards,



Roger Baldwin
Owner and Operator
Irish Republic Public House



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APPLICANT:

ROGER BALDWIN
MURPHY'S LAW
58 S. SAN MARCOS PL.
CHANDLER, AZ 85225

**NOTICE OF
COUNCIL ACTION
CITY OF CHANDLER,
ARIZONA**

CASE: LUP10-0027 MURPHY'S LAW

MEETING DATE: THURSDAY, AUGUST 19, 2010

APPROVAL:

REZONING:

DENIAL:

VARIANCE:

WITHDRAWAL:

USE PERMIT:
LIQUOR, SERIES 12

CONTINUED:

SUBDIVISION:

PRELIMINARY DEVELOPMENT PLAN **PRELIMINARY PLAT**

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. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The patio shall be maintained in a clean and orderly manner.
5. The "Murphy's Law" text on the submitted fence details shall be changed to a shamrock or other like design that does not amount to business signage.



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NOTICE OF COUNCIL ACTION CITY OF CHANDLER, ARIZONA

APPLICANT:

ROGER BALDWIN
1076 W. CHANDLER BLVD., #103
CHANDLER, AZ 85224

CASE: UP08-0042 MURPHY'S LAW

MEETING DATE: THURSDAY, SEPTEMBER 25, 2008

APPROVAL:	<input checked="" type="checkbox"/>	REZONING:	<input type="checkbox"/>
DENIAL:	<input type="checkbox"/>	VARIANCE:	<input type="checkbox"/>
WITHDRAWAL:	<input type="checkbox"/>	USE PERMIT:	<input checked="" type="checkbox"/>
CONTINUED:	<input type="checkbox"/>	LIQUOR, SERIES 12	
		SUBDIVISION:	<input type="checkbox"/>
PRELIMINARY DEVELOPMENT PLAN	<input type="checkbox"/>	PRELIMINARY PLAT	<input type="checkbox"/>

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. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
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 reapplication and approval of the Use Permit.
5. The area adjacent to the establishment shall be maintained in a clean and orderly manner.