



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Transportation & Development - PZ Memo No. 12-049

DATE: MAY 24, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: LUP12-0005 STADIUM CLUB

Request: Use Permit extension approval to sell alcohol as permitted with a Series 6 (Bar) liquor license for an existing restaurant and outdoor patio

Location: 940 N. Alma School Road, Ste. 109
Southwest corner of Alma School and Ray roads

Applicant: Keri Kruse; Owner

RECOMMENDATION

The request is for Use Permit extension approval to sell alcohol as permitted with a Series 6 (Bar) liquor license for an existing restaurant and outdoor patio. Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Alma School and Ray roads. The subject site is located in a suite within an inline shops space sharing the immediate vicinity with a locksmith, Water & Ice facility, and cell phone store. On the northwest and southeast corners of the intersection are additional commercial centers.

From 1995 up to 2009 the subject site operated as Famous Sam's. Stadium Club purchased the business in 2009. The bar originally operated under a Series 12 Restaurant License until 2004, in which a new Use Permit was filed and approved for a Series 6 Bar License for two years. The

Use Permit was extended for an additional five years in early 2007. The request seeks an extension without a timing condition.

As part of the 2007 approval, the owners requested the ability to eliminate seven parking stalls on the north side of the site in order to provide an outdoor patio area for patrons. During the 2007 request, the owners also requested the ability to provide outdoor music through the use of speakers, and to allow for televisions on the patio. At that point in time neighbors expressed concern with both outdoor music and audible televisions. Conditions were added by Commission prohibiting outdoor music, but allowing for televisions to be audible so long as the televisions were turned off by 10:30 p.m. The current owner has operated with the conditions, but would like the opportunity to provide speakers on the patio to play music.

The business has two primary entrances, one on the north side the other on the east side. The patio is accessed from the bar's north entrance. The north entrance is restricted for use by smoking customers only in conformance with the Smoke Free Arizona Act. All other customers will enter/exit through the eastern entrance, which is more than 20 feet from the fenced patio area.

DISCUSSION

Staff supports the request for both eliminating the timing condition as well as allowing for speakers on the patio. Staff believes the bar has proven its ability to operate successfully and without neighborhood disturbance and therefore is recommending the elimination of the timing condition and the condition prohibiting noise past 10:30 p.m.; however, Staff is recommending condition no. 5 which allows for noise, but so long as it does not unreasonably disturb area residents. As in all instances when Use Permits are granted, if for some reason noise or other operations of the business become an issue, the Zoning Administrator has the authority to revoke the Use Permit.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Monday, April 30, 2012. One neighbor was in attendance and was supportive of allowing outdoor music.
- Staff has received no telephone calls or letters opposed to this application.
- The Police Department has been notified of the request and responded with no concerns.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0005 STADIUM CLUB, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site and Floor plans) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other store locations.

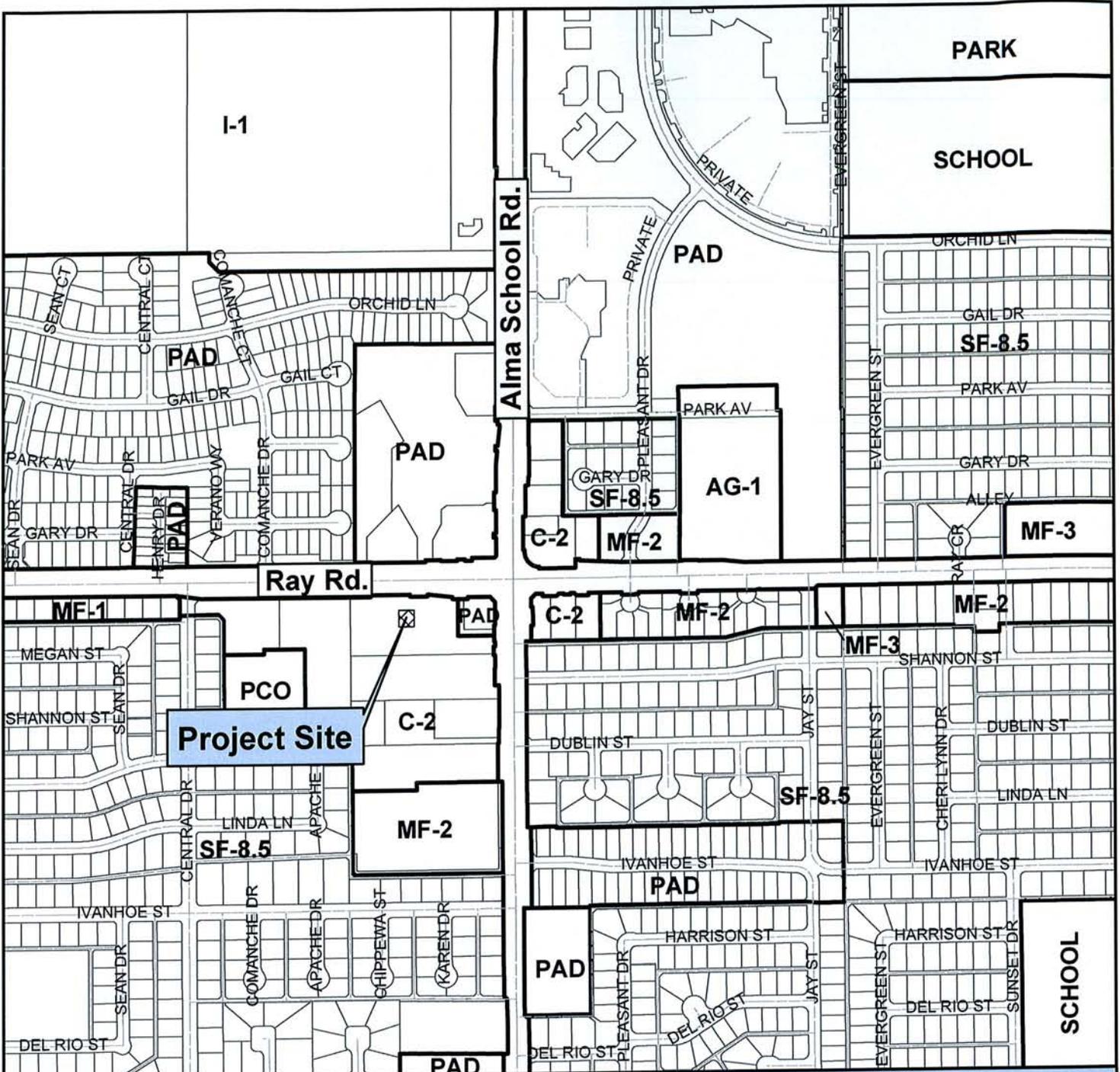
3. The site and outdoor patio shall be maintained in a clean and orderly manner.
4. The Use Permit is granted for a Series 6 license only; any change of license shall require reapplication and new Use Permit approval.
5. Music shall be controlled so as to not unreasonably disturb area residences.

PROPOSED MOTION

Motion to recommend approval of LUP12-0005 STADIUM CLUB, Use Permit approval to sell alcohol as permitted with a Series 6 (Bar) liquor license for an existing restaurant, subject to the conditions recommended by Staff.

Attachments

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

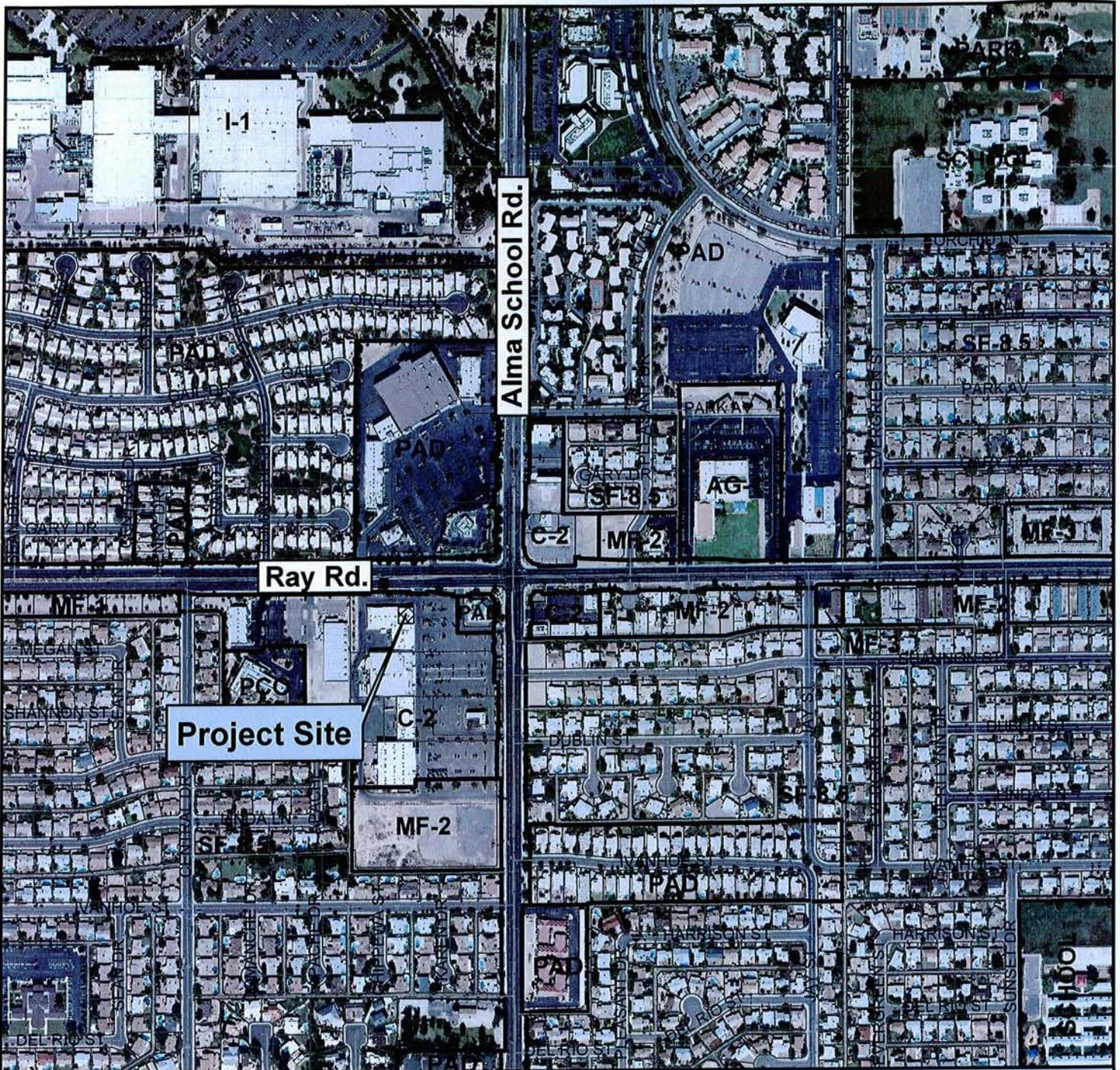


Vicinity Map



LUP12-0005

**Stadium Club
Liquor Use Permit**

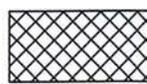


Project Site

Ray Rd.

Alma School Rd.

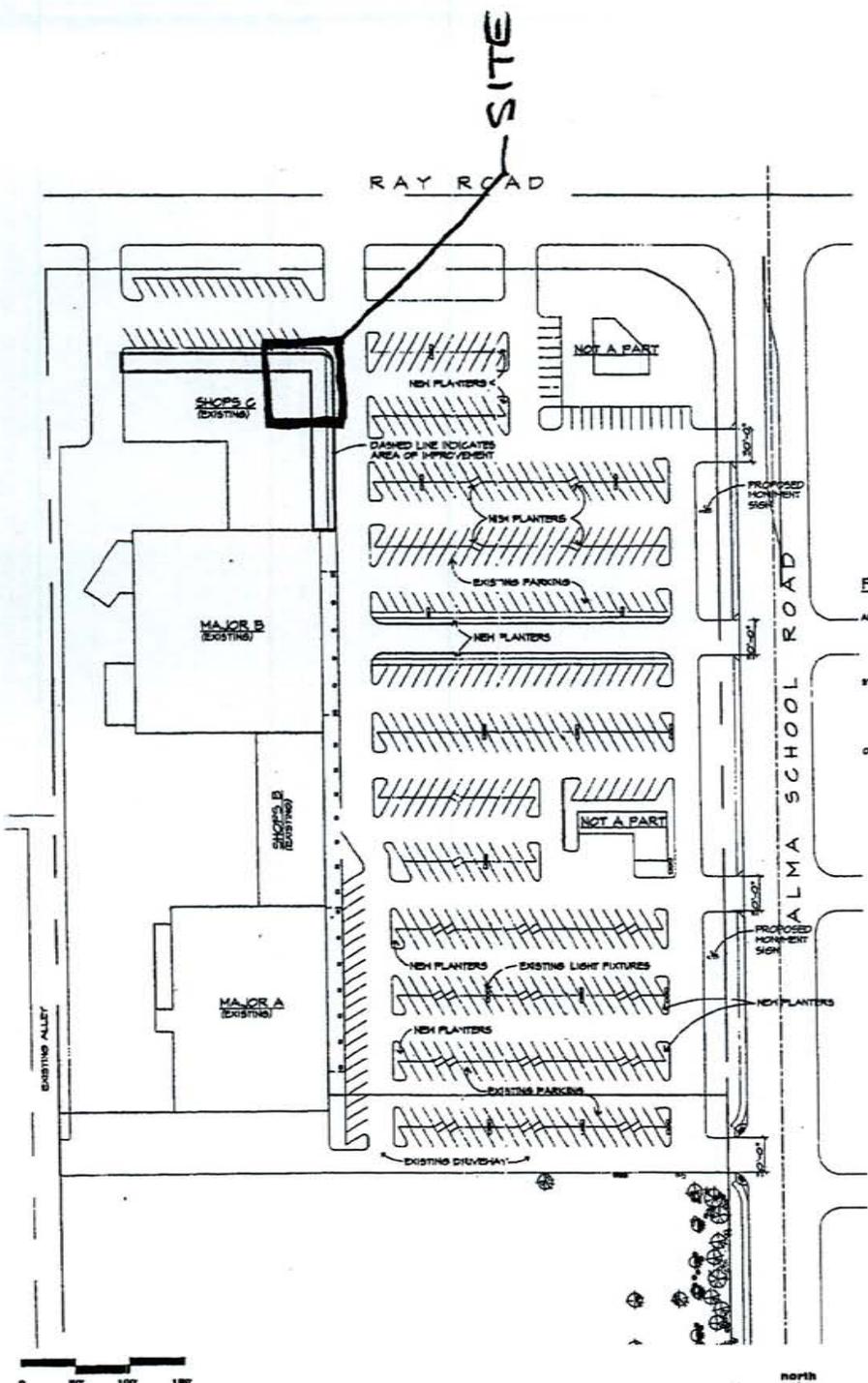
Vicinity Map



LUP12-0005

**Stadium Club
Liquor Use Permit**

N COMPANY II, LLC C/O MAJESTIC MOUNTAIN 940 NORTH ALMA SCHOOL SHOPS C CHANDLER, ARIZONA



PROJECT DIRECTORY

ARCHITECT: Robert Kalkas Architects and Associates, Inc.
2295 East Thomas Road
Phoenix, Arizona 85016
(602) 995-5400
19023 99-0116 FAX
Contact: Dave Olson

STRUCTURAL: Billam Kalkas Consulting Structural Engineers
4500 N. Miller Rd.
Suite 101
Scottsdale, Arizona 85251
(480) 505-8888
(480) 305-2948 FAX
Contact: Fred Nishit

OWNER: N COMPANY II, AN ARIZONA LIMITED LIABILITY CORPORATION
C/O MAJESTIC MOUNTAIN
4529 Chandler Drive, Suite 211
Tempe, Arizona 85289
(480) 508-0288
Fax:
Contact: Max Taylor

BUILDING DATA

APPLICABLE BUILDING CODES
MIA (MIFORM) ADMINISTRATIVE CODE
2005 INTERNATIONAL BUILDING CODE
2005 INTERNATIONAL MECHANICAL CODE
2005 INTERNATIONAL PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2005 INTERNATIONAL FIRE CODE

SITE DATA

ADDRESS: 940 NORTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA

CURRENT ZONING: C-3

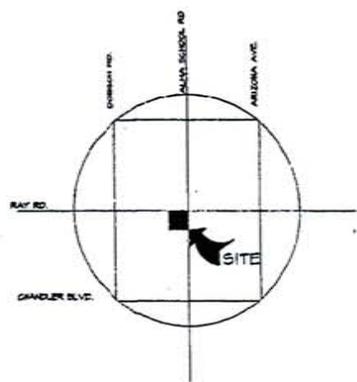
PROJECT DESCRIPTION: RENOVATE EXISTING FACADE AND CANOPY

SHEET INDEX

LANDSCAPE
L1-0 LANDSCAPE PLAN

ARCHITECTURAL
SP1 SITE PLAN / COVER SHEET
A1-1 EXTERIOR ELEVATIONS
FLOOR AND ROOF PLANS
A1-2 EXTERIOR ELEVATIONS
FLOOR AND ROOF PLANS
A1-3 DETAILED BUILDING SECTIONS
A1-4 DETAILS

STRUCTURAL
S-1 GENERAL STRUCTURAL NOTES
S-1-1 TYPICAL DETAILS
S-1-2 FOUNDATION PLAN
S-1-3 ROOF FRAMING PLAN
S-1-4 DETAILS



VICINITY MAP
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1/8" = 1'-0"

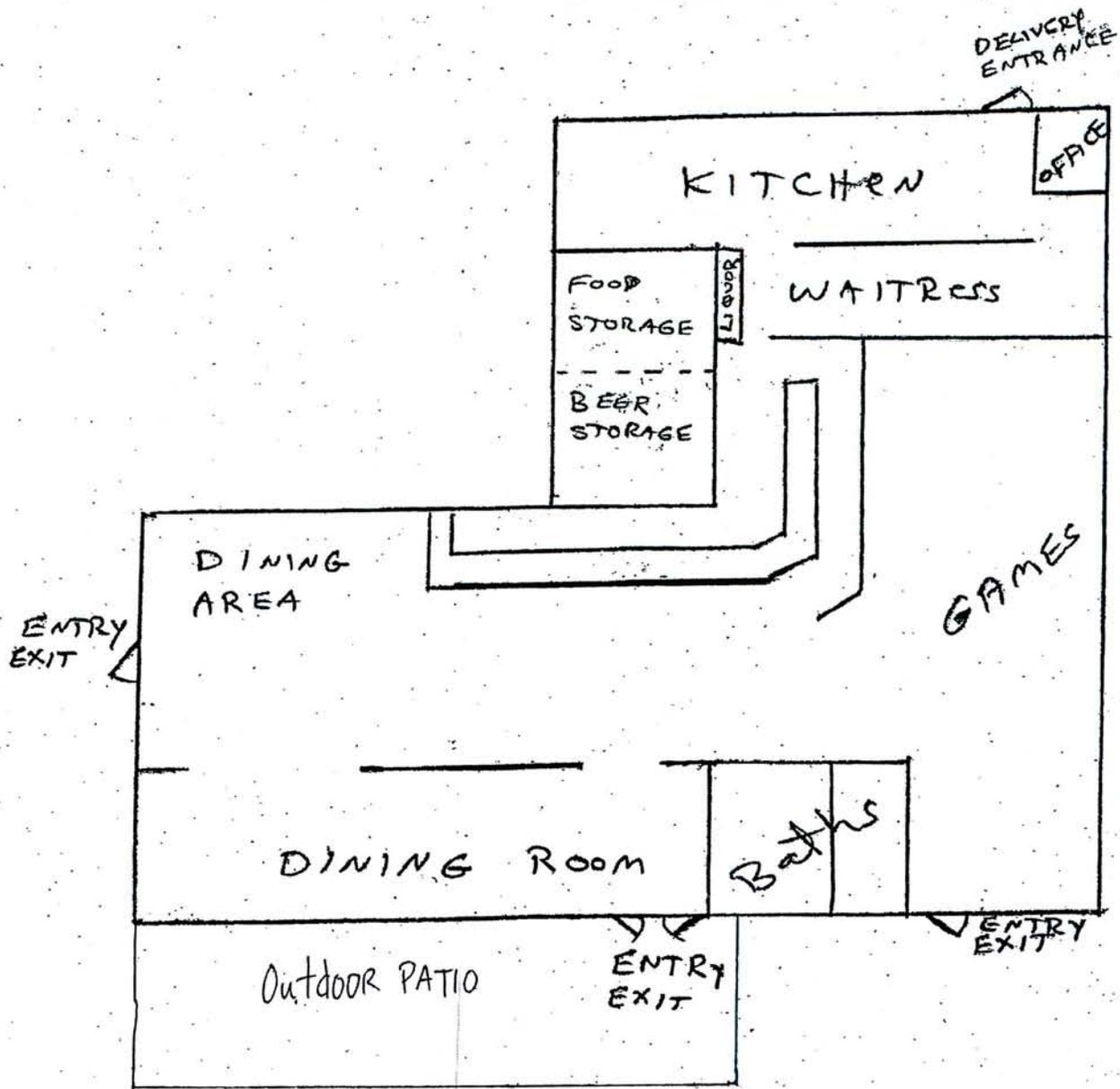
THIS PLAN AND ALL INFORMATION HEREON ARE THE PROPERTY OF ROBERT KALKAS ARCHITECTS AND ASSOCIATES, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS PLAN OR INFORMATION HEREON WITHOUT THE WRITTEN PERMISSION OF ROBERT KALKAS ARCHITECTS AND ASSOCIATES, INC. IS STRICTLY PROHIBITED.

2295 East Thomas Road
Phoenix, AZ 85016-5476
(602) 995-5400
www.rka.com

RKAA
Architects and Interiors Inc.

N COMPANY II, LLC
C/O MAJESTIC MOUNTAIN
SHOPS C
940 NORTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA

design www
drawn www
sheet
SP1
of



Stadium Club

940 N. Alma School

Chandler, Az 85224



STADIUM CLUB
940 North Alma School Rd.
Chandler, AZ 85224
480-963-3866

City of Chandler
Planning and Zoning Department

February 2, 2012

Dear Sir or Madam:

I am applying for renewal of our Use Permit for Stadium Club. I opened the Stadium Club business at the present location formerly occupied by Famous Sam's on June 6, 2009 with a Series 6 liquor license. The Stadium Club is open 7 days a week from 11am until 2am. We presently have fifteen employees.

We are a small privately owned and family operated Sports Bar and Grill. We have a full kitchen that is open during all of our operating hours. We have a varied menu that includes burgers, chicken wings, soup, salad and sandwiches. Most sporting events can be viewed at the Stadium Club and we have many sports fans that come in and enjoy the games together. Along with sports we also have Trivia two evenings and Karaoke five evenings a week. Our pool tables and video games are used for pool leagues and family fun.

We work hard at keeping our restaurant clean and well maintained. We strive to give our customers a friendly, safe and comfortable atmosphere when they walk in the door. We try to host several fund raisers each year and donate to Chandler School fundraisers.

I have completed Basic and Management Title 4 Alcohol Training Programs. Our employees along with in house training are required to pass the Basic Title 4 Alcohol Training Program. We have an excellent record with the Liquor Board, Chandler Police Department, our landlord and neighbors.

We strive to maintain a responsible business and work hard to be an asset to the community. We thank you for your consideration and we sincerely hope you will approve our request to renew our Liquor Use Permit.

Sincerely,

Keri M. Kruse