



MEMORANDUM Transportation & Development - PZ Memo No. 12-118

DATE: NOVEMBER 13, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: LUP12-0030 SANTAN BREWING COMPANY, INC

Request: Use Permit approval to produce and sell liquor as permitted under a Series 1 In-State Production License, allowing for the manufacturing and production of beer, and a Series 7 Beer and Wine Bar License, allowing for incidental retail sales and tastings of beer for both on- and off-premise consumption

Location: 495 E. Warner Road;
 East of the southeast corner of Arizona Avenue and Warner Road

Applicant: Anthony Canecchia; Owner

RECOMMENDATION

The request is for Use Permit approval to produce and sell liquor as permitted under a Series 1 In-State Production License, allowing for the manufacturing and production of beer, and a Series 7 Beer and Wine Bar License, allowing for incidental retail sales and tastings of beer for both on- and off-premise consumption. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Arizona Avenue and Warner Road. Industrial related uses surround the site's perimeter, with the Southern Pacific Railroad directly east of the site. The site was zoned and received Preliminary Development Plan approval in 2005 for a business/industrial park that allowed for Planned Industrial (I-1) uses, as well as office and showroom uses. A Rezoning to expand the permitted uses was approved in 2007. The request is consistent with the zoning.

The request is for Use Permit approval to produce and sell liquor as permitted under a Series 1 In-State Production License, allowing for the manufacturing and production of beer, and Series 7 Beer and Wine Bar License, allowing for incidental retail sales and tastings of beer for both on- and off-premise consumption. The subject site is approximately 34,000 square feet. The production/warehousing operations will occupy roughly 31,000 square feet. A relatively minor tasting room is proposed at the main entrance to the building, and will occupy roughly 1,500 square feet; incidental office space will occupy the remaining 2,500 square feet. Additionally a small outdoor patio is provided on the site's north side, and is approximately 800 square feet. It is anticipated that the patio will provide seating for 15-20 patrons. The patio area currently exists, and will only require perimeter barriers.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Due to the proximity of the subject site and the surrounding area, a neighborhood meeting was not held; however, a letter notifying adjacent property owners of the request was sent consistent with code requirements.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP12-0030 SANTAN BREWING COMPANY, INC., subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) 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. 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 Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. The Use Permit is granted for a Series 1 (In-State Production) and 7 (Beer and Wine Bar) license only, any change of licensure shall require reapplication and new Use Permit approval.

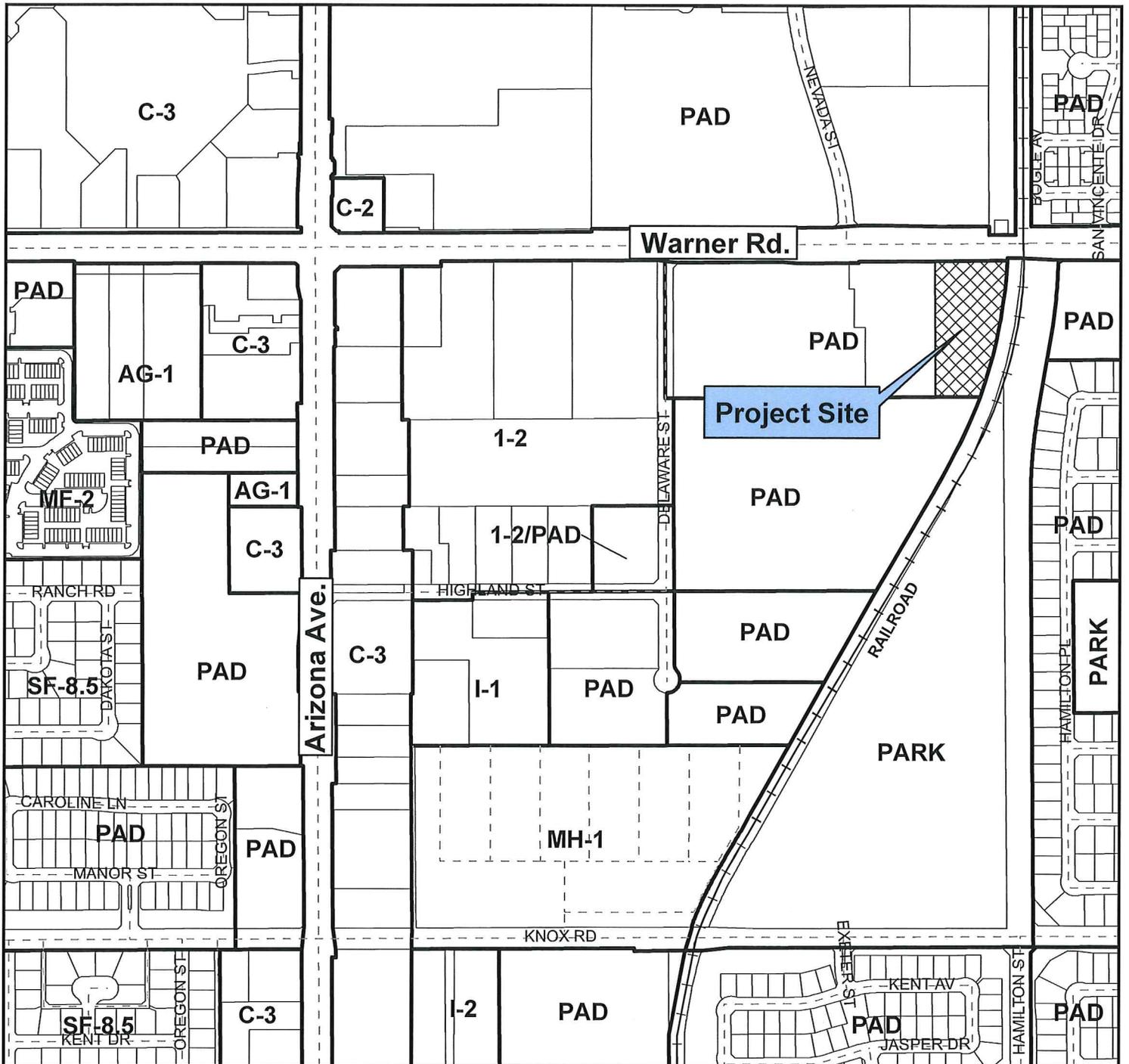
PROPOSED MOTION

Motion to recommend approval of LUP12-0030 SANTAN BREWING COMPANY, INC., Use Permit approval to produce and sell liquor as permitted under a Series 1 In-State Production License, allowing for the manufacturing and production of beer, and Series 7 Beer and Wine Bar License, allowing for incidental retail sales and tastings of beer for both on- and off-premise consumption, subject to the conditions recommended by Staff.

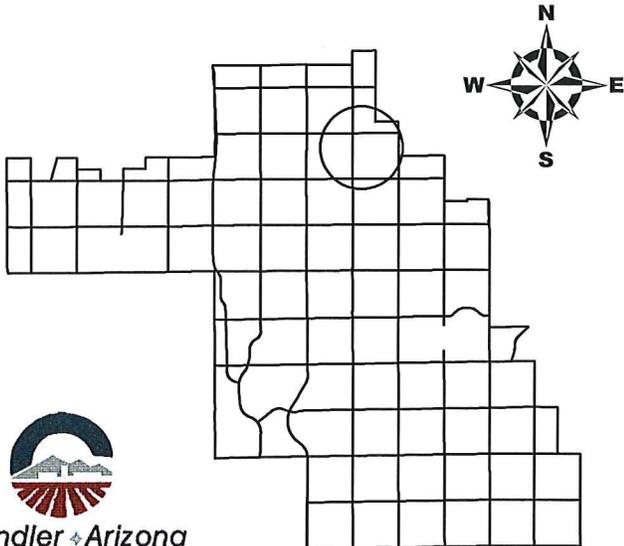
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Attachments

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

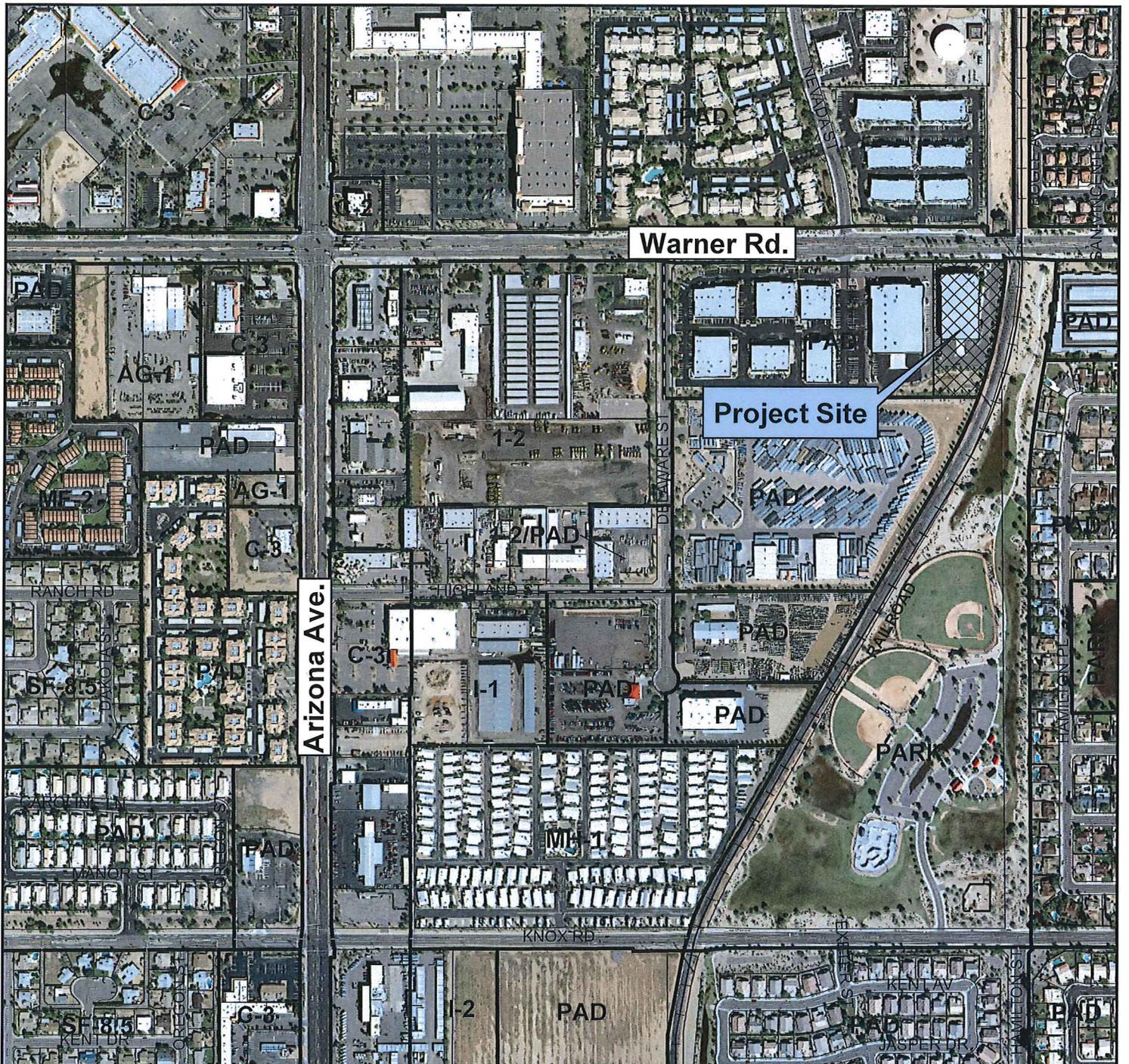


Vicinity Map



LUP12-0030

**Santan Brewing Company, Inc.
Liquor Use Permit**

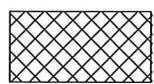
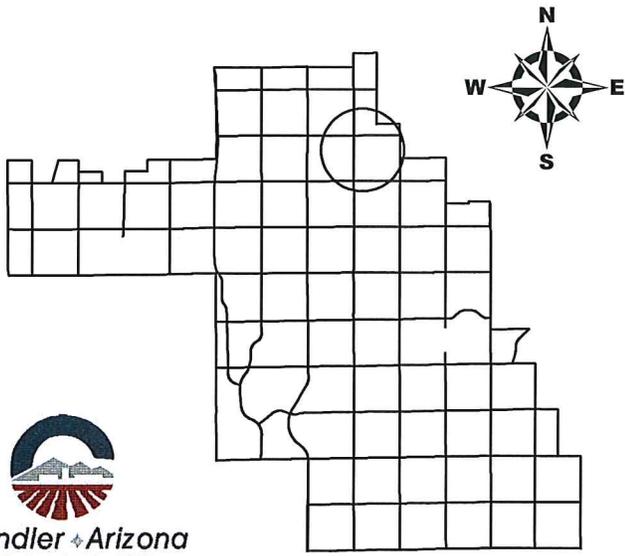


Warner Rd.

Project Site

Arizona Ave.

Vicinity Map



LUP12-0030

**Santan Brewing Company, Inc.
Liquor Use Permit**



PROJECT TEAM

OWNER: WA WEST PROPERTIES
2330 EAST CAMDEN ROAD, #100
PHOENIX, ARIZONA 85016
(602) 937-2800
FAX (602) 657-2808
CONTACT: STEVEN SCHWARTZ

ARCHITECT: MCCALL & ASSOCIATES
4307 NORTH CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-5432
FAX (480) 946-5432
CONTACT: JEFF MCCALL (#29137)

LANDSCAPING: RYAN AND ASSOCIATES
1342 NORTH ALAN SCHOOL ROAD, #125
CHANDLER, AZ 85224
(480) 898-5813
FAX (480) 983-3874
CONTACT: PHIL RYAN (#14691)

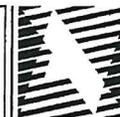
CIVIL: PH KLANE
7434 EAST McDONALD, RR
SCOTTSDALE, AZ 85250
(480) 341-0460
FAX (480) 922-3730
CONTACT: LESLIE KLANE (#31695)

GENERAL SITE NOTES

1. ALL ROOF TOP MECHANICAL UNITS/EQUIPMENT TO BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. ALL SITE AND SCREEN WALLS TO MATCH MAIN BUILDING COLORS.
3. ALL TRASH ENCLOSURES TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
4. ALL LANDSCAPING TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
5. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DIRECTED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
6. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
7. ALL BUILDING AND SITE STORAGE UNDER SEPARATE PERMIT.
8. ALL SITE AND BUILDING UTILITY CABINETS- PAINT TO MATCH SITE WALLS AND BUILDING COLOR.

PROJECT DATA

PROJECT NAME: WARNER COMMERCIAL PARK
PROJECT LOCATION: SE CORNER DELAWARE STREET AND WARNER ROAD
ASSESSORS PARCEL #: UNIMPROVED- REFER ALTA
LEGAL DESCRIPTION: REFER ALTA
ZONING: PAD (PROPOSED)
GROSS LOT AREA: 736,162 S.F. (16.89 ACRES)
NET LOT AREA: 845,815 S.F. (19.29 ACRES)
LOT COVERAGE: 100,875 S.F./648,815 S.F. = 28%
CONSTRUCTION TYPE: V-S, SPRINKLERED
OCCUPANCY: B, F-1, S-1
BUILDING HEIGHT: 26'-0" - 32'-0"
BUILDING AREAS:
PHASE 1: BUILDING 1: 18,756 SQ. FT.
BUILDING 2: 19,574 SQ. FT.
BUILDING 3: 15,308 SQ. FT.
BUILDING 4: 20,599 SQ. FT.
BUILDING 5: 13,700 SQ. FT.
BUILDING 6: 15,886 SQ. FT.
TOTAL: 104,133 SQ. FT.
PHASE 2: BUILDING 7: 50,100 SQ. FT.
BUILDING 8: 35,082 SQ. FT.
TOTAL: 85,182 SQ. FT.
TOTAL PHASE I AND PHASE II: 189,335 SQ. FT.
PARKING CALCULATIONS:
TOTAL SPACES PROVIDED= 832 SPACES
ACCESSIBLE SPACES PROVIDED= 18 SPACES

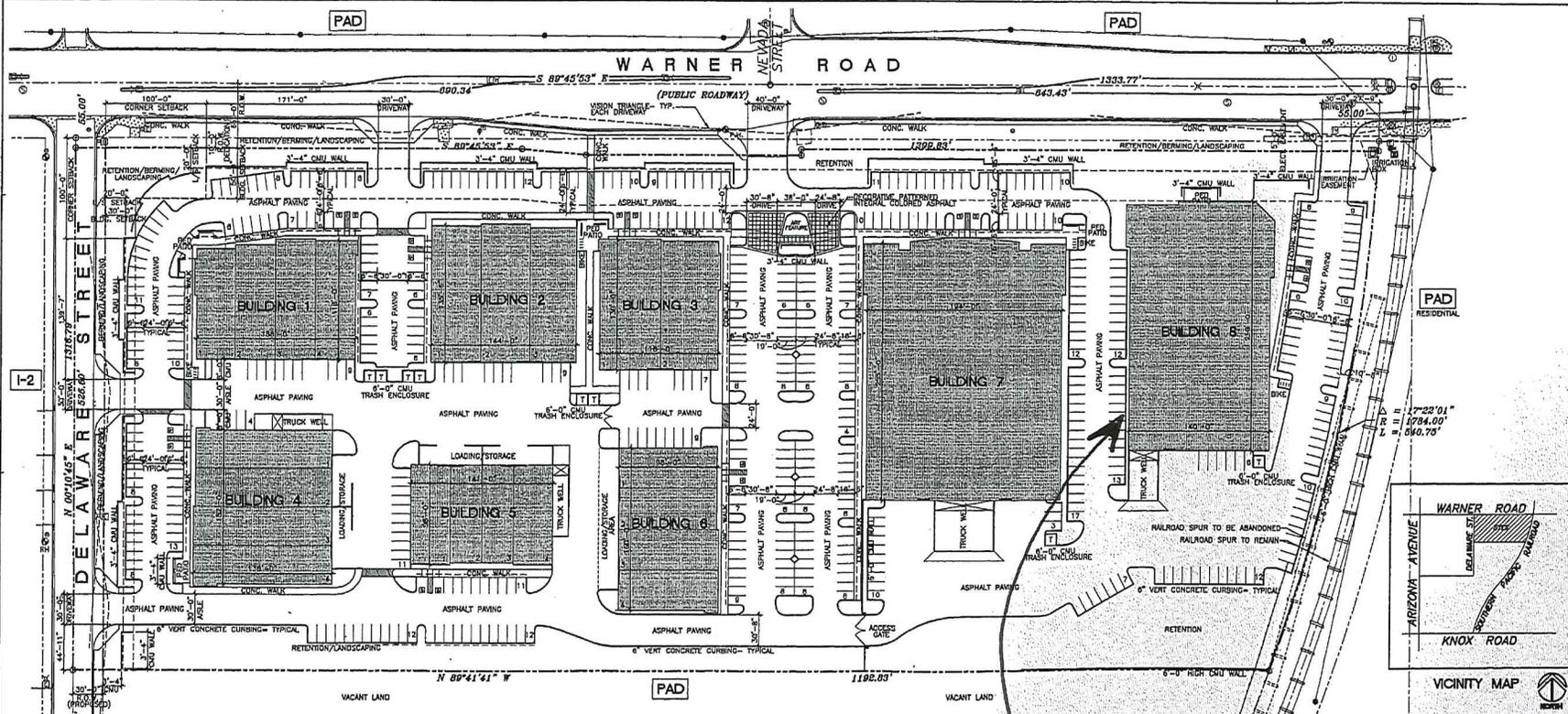


McCALL & Associates, Inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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SITE PLAN

Sheet Title
SITE PLAN

Project:
WARNER COMMERCE PARK
SOUTHEAST CORNER DELAWARE STREET
CHANDLER, ARIZONA

Date: 7/20/2004
300 West
Revision: 17/20/2004

PDP1.1

SUBJECT SITE

SITE PLAN

PRELIMINARY SITE / BUILDING PLAN
 SCA E: 1/32" = 1'-0"
 SHEET 1 OF 1

SANTAN BREWING COMPANY

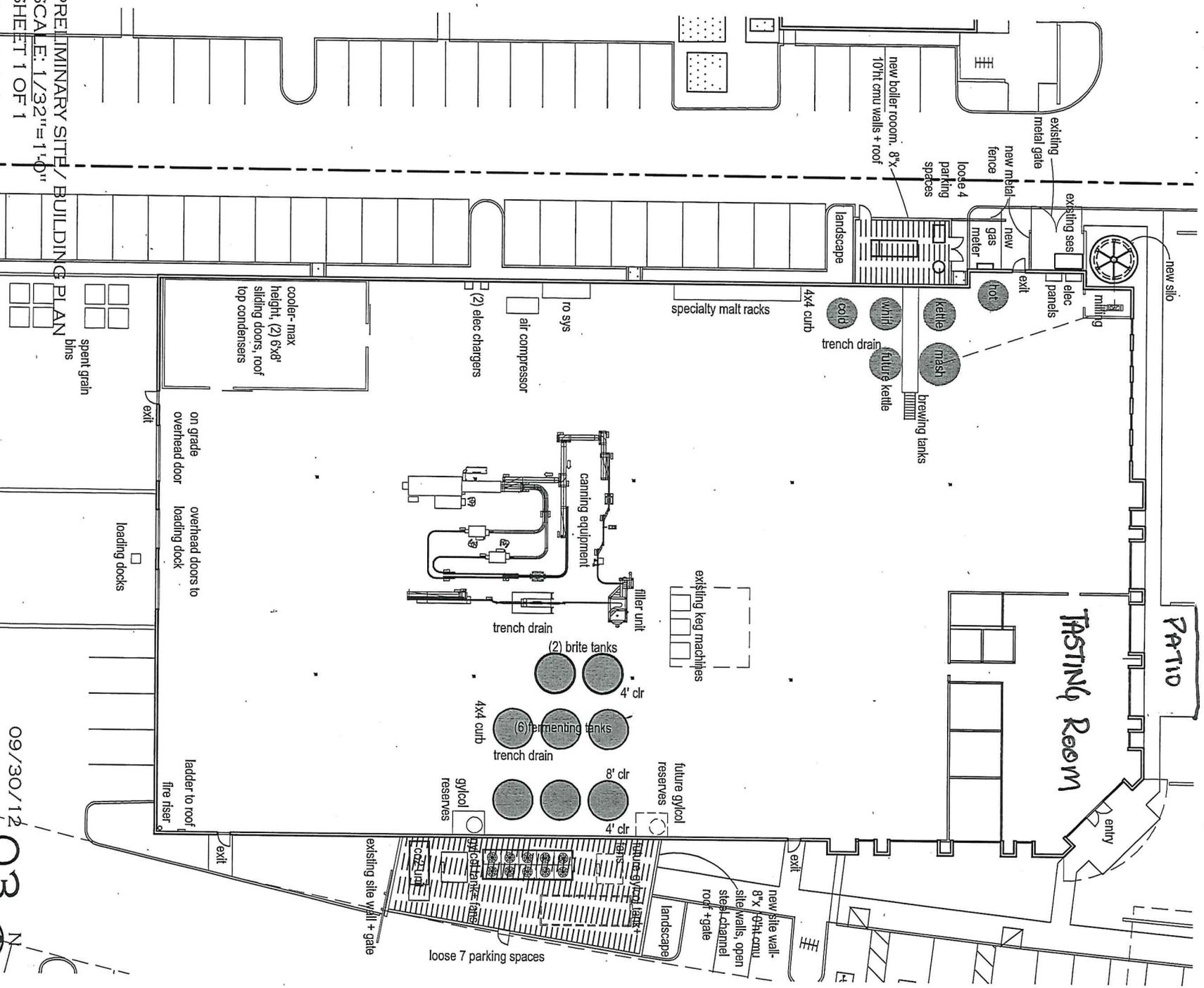
495 EAST WARNER ROAD, CHANDLER, AZ 85225

09/30/12

SEFDESIGN, LLC

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FIRST FLOOR



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FLOOR PLAN

To whom it may Concern

The following narrative requests the approval of a Use Permit for a Series 1 and Series 7 Liquor License for SanTan Brewing Company, Inc .at 495 E Warner Rd, Chandler, 85225. The Series 1 License will allow SanTan Brewing Company to utilize approximately 34,000 sq. feet of commercial warehouse in order to produce Craft Beers for packaging and distribution throughout the State of Arizona and eventually the entire U.S.A. The Series 7 License will allow for incidental retail of the beers produced at the location to be purchased for On/Off site consumption in the form of a Tasting Room that will occupy 1500 sq Ft. of the warehouse. SanTan Brewing Company, Inc. will hire 25 new Full time employees to accomplish the production of our Hand Crafted Ales and Lagers. There will also be a patio area on the North side of the Building adjacent to the tasting Room to be used as service area for the Tasting room. The pation will be accessible from a door on the North side of the tasting Room and will be in compliance with Arizona State Smoke Free law. The pation will have 15-20 seats. The patio will be fenced in accordance with Arizona State Law under Title 4.

For any questions regarding this Application, please contact me directly at:

Anthony Canecchia

SanTan Brewing Company

480-330-2979