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MEMORANDUM Transportation & Development - PZ Memo No. 13-011

DATE: JANUARY 29, 2013

TO: PLANNING AND ZONING COMMISSION

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

FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER *DDLT*

SUBJECT: LUP12-0035 THE COURTYARD ON WALL ST.

Request: Use Permit approval to sell liquor as permitted under a Series 6 Bar License for on-premise consumption (indoors and within an outdoor courtyard)

Location: 238 S Wall St. (North and West of the Northwest Corner of Arizona Ave. and Frye Rd.)

Applicant: Rebecca Laveneue, Laveneue LLC

RECOMMENDATION

Finding consistency with the General Plan and C-2/PAD (Community Commercial/Planned Area Development) zoning, Staff recommends approval subject to conditions.

BACKGROUND

The Courtyard on Wall Street is located north of Frye Road and west of Arizona Avenue, behind the buildings currently occupied by Gangplank and Planet Sub. The site contains a handful of small buildings that are clustered around a common courtyard. Currently, there are multiple businesses located within the buildings including a nail salon and Yoli's Café. All of the buildings are owned by the applicant, Laveneue LLC, except for the building located at the southwest corner, which is owned by Yoli's Café.

This application requests Use Permit approval to sell liquor as permitted by a Series 6 bar license. Such approval would allow liquor to be served indoors within Building A and the future indoor dining area (see attached aerial photograph) and outdoors within the gated courtyard.

Building A and the building identified as future indoor dining are currently two separate buildings that will be physically connected together in the future as shown in the black and white site plan. The Courtyard on Wall Street establishment plans on serving a variety of appetizers, gourmet snack foods, comfort food, alcoholic drinks, coffee, lattes, smoothies and other fruity beverages. Easy listening live entertainment may also be provided within the courtyard for guests to enjoy. The applicant has offered to provide contact information to an appointed neighborhood liaison for nearby residents to contact in the event that outdoor noise level becomes an issue.

The easy listening live entertainment is intended as light music to compliment the unique and eclectic experience of the Courtyard on Wall St. The buildings clustered on the west side of the courtyard will help buffer noise from the residential area to the west. In the event that noise becomes an issue, the applicant has offered a neighborhood liaison, whose contact information will be made available to nearby residents and property owners, to address noise concerns directly. The courtyard is also part of Site 8, which received PAD approval in 2011 to address parking. The 2011 case found that there are approximately 743 off-street public parking spaces available on nights and weekends that can be shared by Site 8 properties including the Courtyard on Wall St. The Police Department has been informed and responded with no concerns. For these reasons, Staff believes that the requested liquor Use Permit will not have any detrimental land use impacts to the surrounding area, and would support the unique "hidden gem" in downtown Chandler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on January 7, 2013. One resident attended the meeting. The resident who lives at 210 S. Arizona Ave, directly east of subject site was concerned about potential noise, at which time he was offered contact information for the neighborhood liaison. The resident had no other concerns.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP12-0035 THE COURTYARD ON WALL ST., subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 6 (Bar License) only, and a change to any other liquor licenses shall require re-application and new liquor Use Permit approval.
3. The liquor Use Permit is non-transferable to other locations.

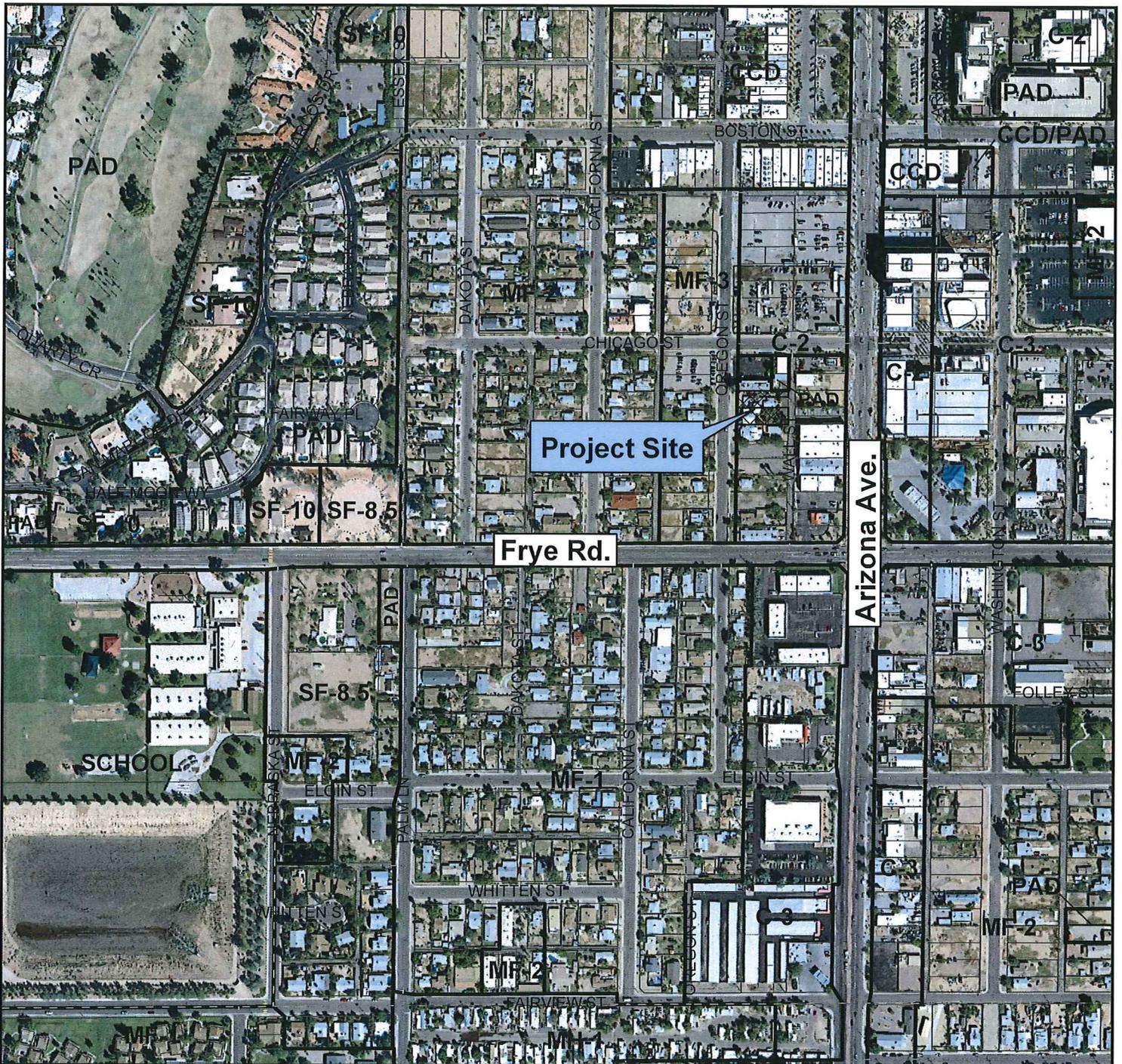
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP12-0035 THE COURTYARD ON WALL ST., subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Aerial Photograph
4. Site Plan

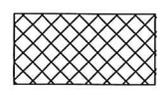
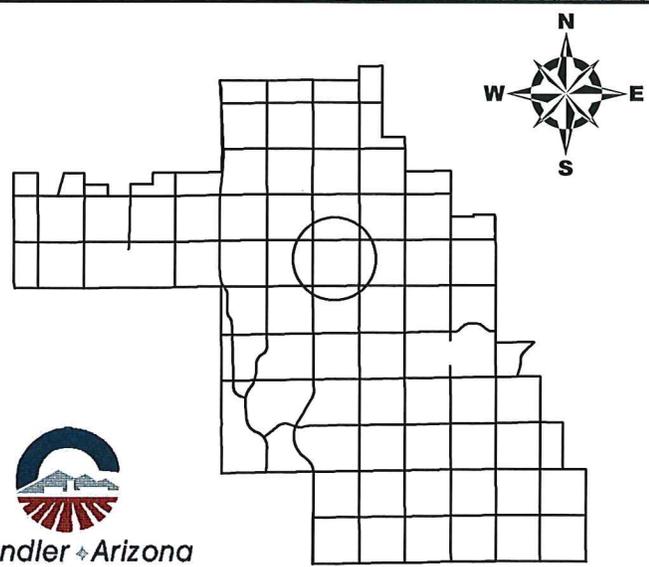


Project Site

Frye Rd.

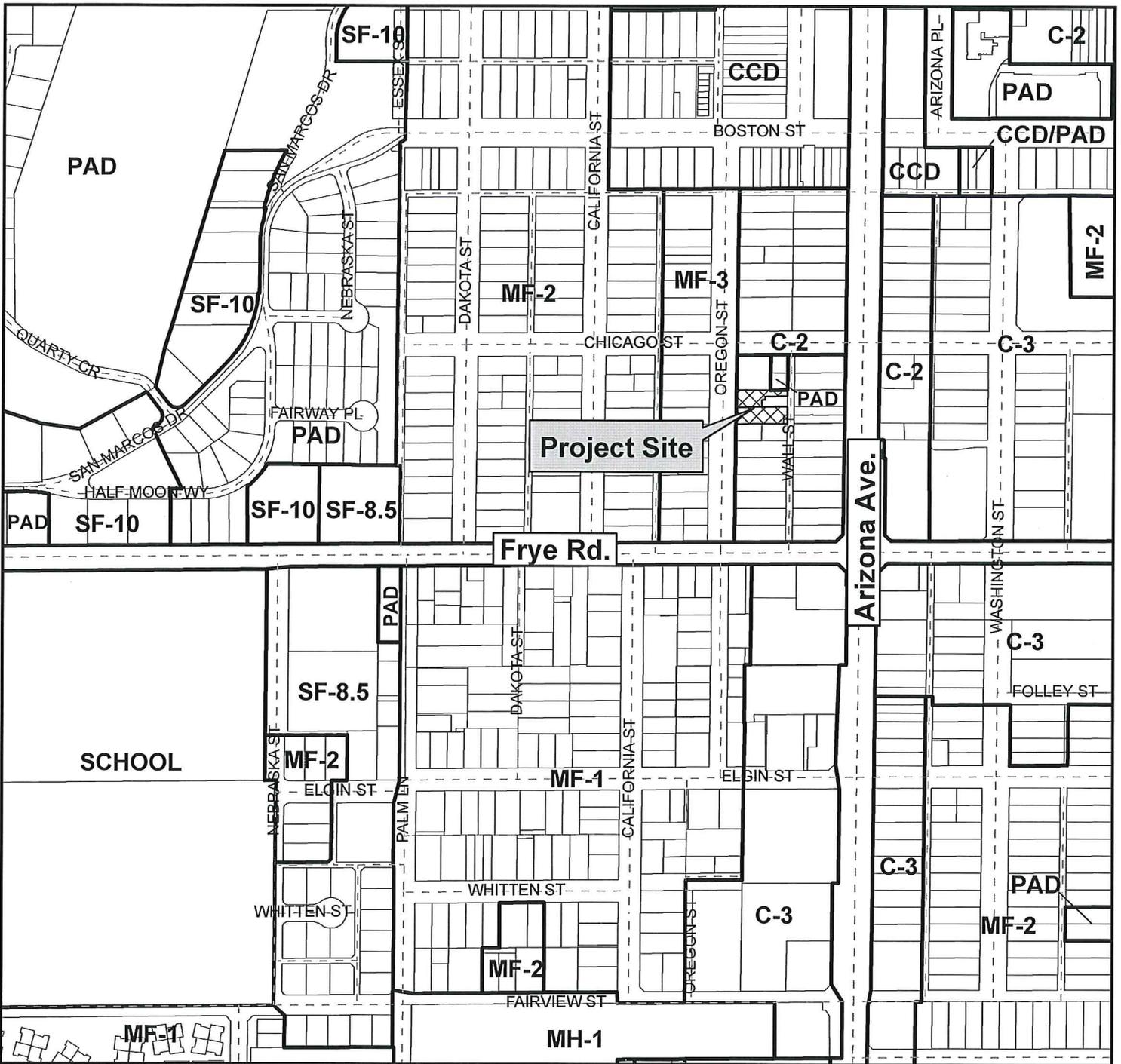
Arizona Ave.

Vicinity Map



LUP12-0035

The Courtyard on Wall St.
Liquor Use Permit

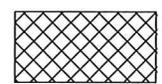


Project Site

Frye Rd.

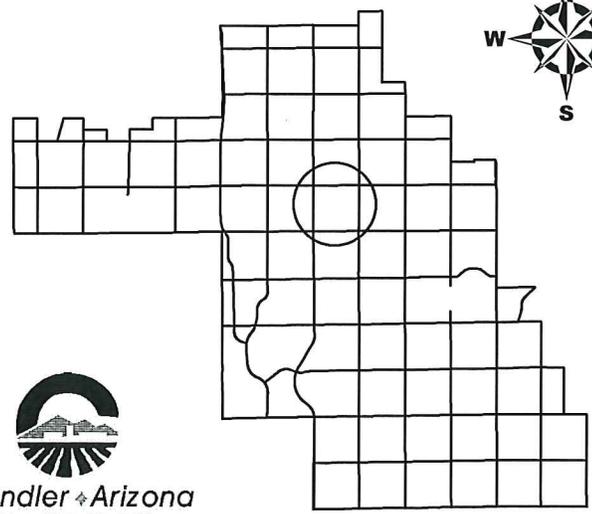
Arizona Ave.

Vicinity Map



LUP12-0035

**The Courtyard on Wall St.
Liquor Use Permit**



Chandler Arizona
Where Values Make The Difference

City of Chandler,

The Courtyard L.L.C., DBA The Courtyard on Wall St. would like to request a use permit for a series 6 (Bar) liquor license for our location at 238 Wall St. Chandler, AZ. 85225. The proposed location is completely enclosed and is approximately 21,300 sq ft. The lot numbers associated with this use permit request are 303-09-090A & 303-09-093 and these two lots will be used in their entirety (both indoors and outdoors), however lots 303-09-095A & 303-09-095B will only be partially used for outdoor dining and mingling, no indoor uses within this use permit request.

Presently there are multiple businesses surrounding the proposed location (Sandwich Shop, Retail Shop, Hair Salon, etc...) which all have access to a gorgeous common courtyard and this common courtyard is currently very underutilized at this time. It is our desire to integrate the sale of alcohol and some easy listening live entertainment into this beautiful courtyard in order to not only compliment the other services that are offered in the area but also create another unique reason to choose downtown Chandler for entertainment, recreation and dining. We will be offering gourmet snack foods, premium alcoholic drinks, coffee, lattes and even smoothies and other fruity beverages for the kids in a very relaxing, quaint and seemly secluded outdoor environment for the entire family to enjoy.

Our projected hours of operations will be 7 days a week 11:00 am until 11:00 pm.

The majority of the proposed licensed premise will be outdoors which will be compliant with Smoke Free Arizona, however we plan to designate an separate smoking patio area along the side of the building creating a distance between the primary area of the courtyard which will be used for dining, relaxing and entertainment.

The total number of seats, including all indoor and outdoor seating is estimated at 108.

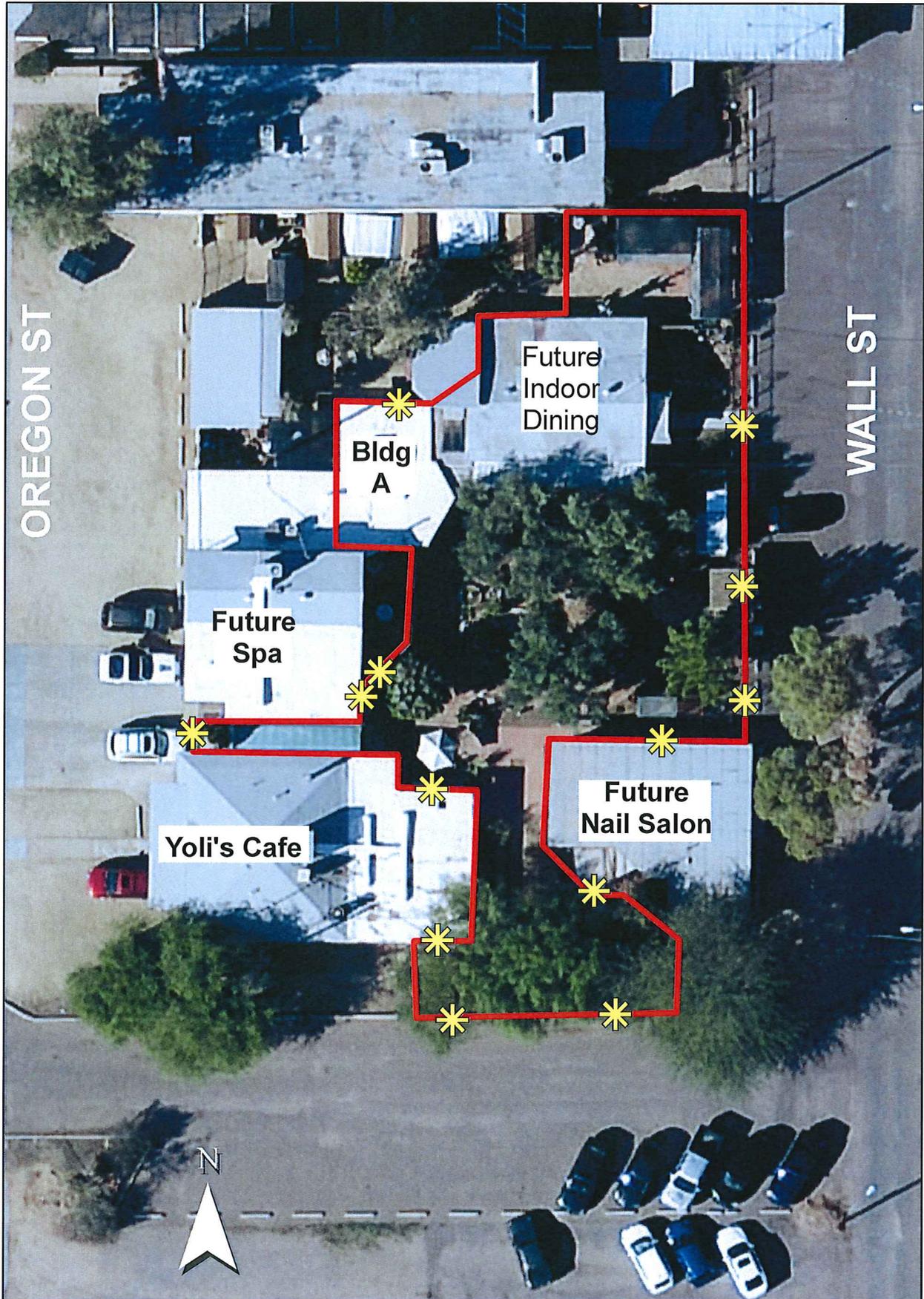
Proper signage (No Alcohol Beyond This Point) will be posted at every gate or entrance/exit as to better inform the public where the premise begins and ends.

Thank you for your time and consideration on this matter,

A handwritten signature in cursive script that reads "Rebecca Lavenue". The signature is written in black ink and is positioned above the printed name and company information.

Rebecca Lavenue
Lavenue L.L.C.

AERIAL PHOTOGRAPH



LUP12-0035 THE COURTYARD ON WALL ST



Liquor Serving Premises



Entrance/Exit

21,300 SQ FT



MESSAGES

WOMENS

MENS

MENS

WOMENS

INDOOR
DINING

ENTRANCE
EXIT

EXIT
ENTRANCE

DISHWASHER

KITCHEN

PIZZA GRILL FRYER

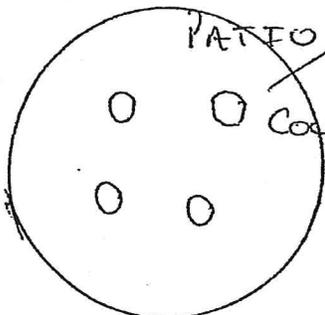
TABLE
FRIGERER

WALK
IN
COOLER

13 IN
BASE
CABINETS
19. UC M 209

ICE
STORAGE

SPA



PATIO

COURTYARD

MAIN
ENTRANCE
EXIT

OUTDOOR
DINING

101

ENTRANCE
EXIT

PLASTER WALL

ENTRANCE
EXIT

YOLI'S
SANDWICH
SHOP

NAIL
SALON

ENTRANCE
EXIT

ENTRANCE/EXIT

 = NOT PART OF PREMISE