



**MEMORANDUM                      Transportation & Development – PZ Memo No. 13-052**

**DATE:**            JULY 17, 2013  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *JJ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KA*  
**FROM:**            SUSAN FIALA, CITY PLANNER *SJAF*  
**SUBJECT:**        LUP13-0006 STADIUM CLUB

**Request:**        Liquor Use Permit approval for floor area expansion to an existing sports bar and restaurant (Series 6 Bar License)  
**Location:**       940 North Alma School Road, Suite 109, southwest corner of Alma School and Ray roads  
**Applicant:**      Keri Kruse, Owner

**RECOMMENDATION**

Planning Staff, finding consistency with the General Plan and the Community Commercial (C-2) zoning, recommends approval, subject to conditions.

**BACKGROUND**

The subject site is located at the southwest corner of Alma School and Ray roads. The existing sports bar and restaurant is located in a corner suite of the Alma Ray Plaza. The shopping center includes a Goodwill, the East Valley JCC, a Meineke, and other inline shops. The northwest and southeast corners of the intersection are other commercial shopping centers.

Stadium Club is a sports bar and restaurant with an outdoor patio. The business opened in June 2009 and has been operating with a Series 6 liquor license. The business is open seven days a week, from 11 a.m. until 2 a.m. and has 15 employees.

The request is for Liquor Use Permit approval to accommodate the proposed 1,100 square foot floor area expansion into the adjacent suite. The existing floor area is approximately 4,700 square feet and will total 5,800 square feet with the expansion. The additional tenant space is

separated from the main dining area to provide a 630 square foot private banquet and party room with 10 tables and 50 seats. The remaining 470 square feet of floor area will accommodate a storage area and office.

The current Liquor Use Permit includes a condition stating that any expansion or modification beyond the approved site plan and floor plan voids the Use Permit and requires a new application and approval.

There was no time condition placed on the 2012 Liquor Use Permit due to the bar's successful ongoing operation, without resident or business disturbance. With that in mind, Staff does not recommend any time condition on this Use Permit as the additional use of a banquet/party room to the business's operation is indoors and inherently would not create a disturbance.

A Series 6 Bar License allows a bar retailer to sell and serve spirituous liquors to be consumed on the premises and in the original container for consumption on or off the premises. Under a Series 6 Bar License, the establishment does not have a requirement for percentage of food versus alcohol sales.

### **DISCUSSION**

Planning Staff supports the request, finding that the expanded floor area to the sports bar for a banquet/party room, an office, and storage area are appropriate uses to the business's operational venue. There have been no complaints filed with the Police Department or opposition during the neighborhood notification and public notification processes.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 24, 2013. No one other than the applicant attended.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Planning Staff has not received any phone calls or letters in opposition to the request.

### **RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan and zoning, recommends approval of LUP13-0006 STADIUM CLUB subject to the following conditions:

1. The Use Permit is granted for a Series 6 license only; any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other store location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.

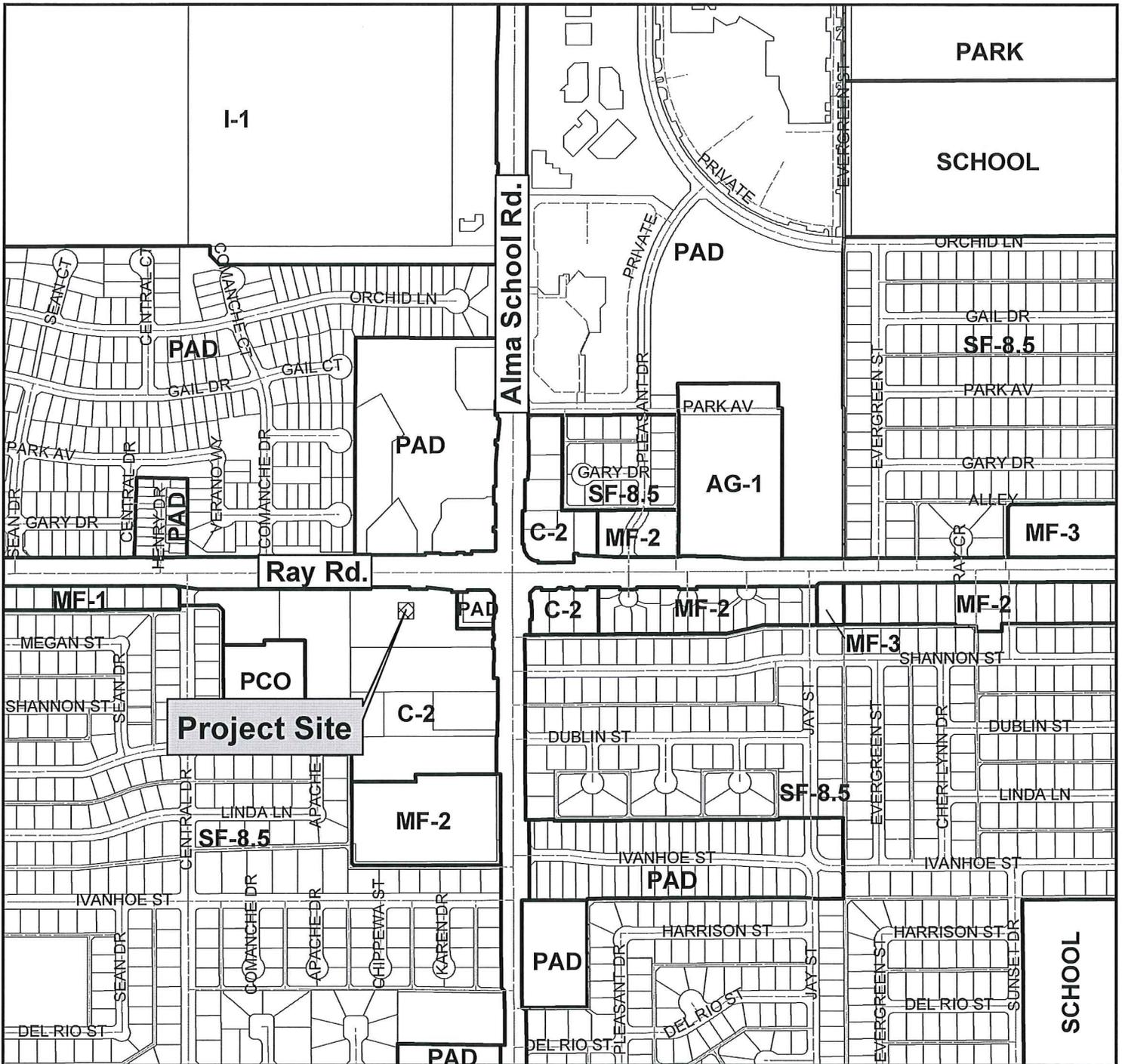
4. Music shall be controlled so as to not unreasonably disturb area residents and businesses and shall not exceed the ambient noise level as measured at the commercial property line.
5. Live music shall be prohibited on the outdoor patio.
6. The site and outdoor patio shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to recommend approval of Liquor Use Permit, LUP13-0006 STADIUM CLUB, subject to the conditions recommended by Planning Staff.

**Attachments**

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



**Project Site**

**Vicinity Map**

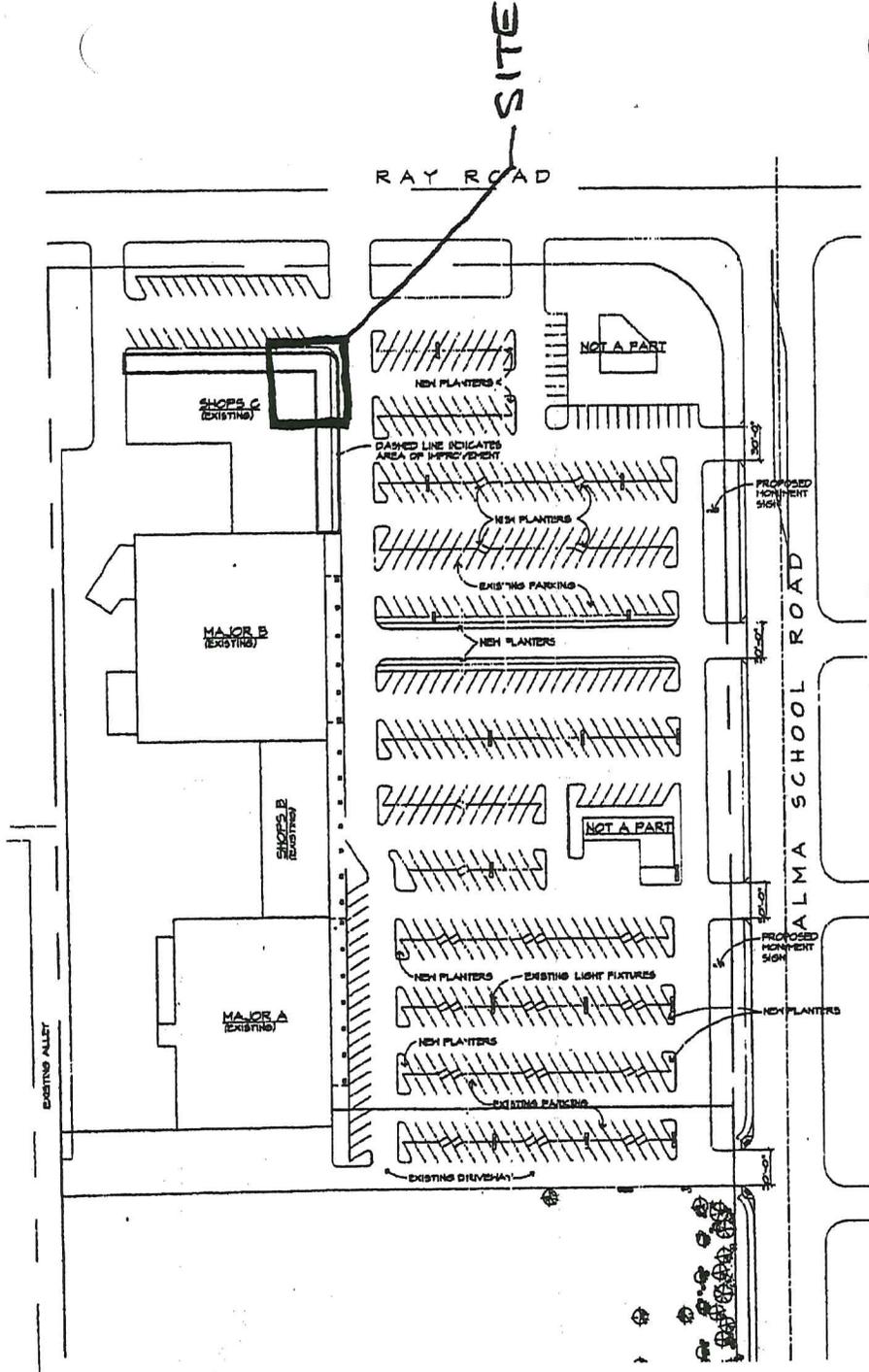


**LUP13-0006**

**Stadium Club  
Liquor Use Permit**







SITE

RAY ROAD

ALMA SCHOOL ROAD

EXISTING ALLEY

MAJOR B (EXISTING)

SHOPS C (EXISTING)

MAJOR A (EXISTING)

NOT A PART

NOT A PART

NEW PLANTERS

DASHED LINE INDICATES AREA OF IMPROVEMENT

NEW PLANTERS

EXISTING PARKING

NEW PLANTERS

NEW PLANTERS

NEW PLANTERS

NEW PLANTERS

EXISTING PARKING

EXISTING DRIVEWAY

PROPOSED MONUMENT SIGN

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

### PROJECT DIRECTORY

**ARCHITECT:** Robert Kubacki Architects and Associates, Inc.  
2280 East Thomas Road  
Phoenix, Arizona 85016  
(602) 991-9400  
(602) 999-0413 FAX  
Contact: Dave Orsini

**STRUCTURAL:** Balkans Neelke Consulting Structural Engineers  
4500 N. Miller Rd.  
Suite 104  
Scottsdale, Arizona 85228  
(480) 325-2828  
(480) 325-2766 FAX  
Contact: Fred Nestla

**OWNER:** N COMPANY II, AN ARIZONA LIMITED LIABILITY CORPORATION  
C/O MAJESTIC MOUNTAIN  
4928 Chandler Drive, Suite 111  
Tempe, Arizona 85289  
(480) 888-0239  
Fax:  
Contact: Max Taylor

### BUILDING DATA

**APPLICABLE BUILDING CODES**  
1944 ARIZONA ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE  
2009 INTERNATIONAL MECHANICAL CODE  
2009 INTERNATIONAL PLUMBING CODE  
2009 NATIONAL ELECTRICAL CODE  
2009 INTERNATIONAL FIRE CODE

### SITE DATA

**ADDRESS:** 940 NORTH ALMA SCHOOL ROAD  
CHANDLER, ARIZONA

**CURRENT ZONING:** C-2

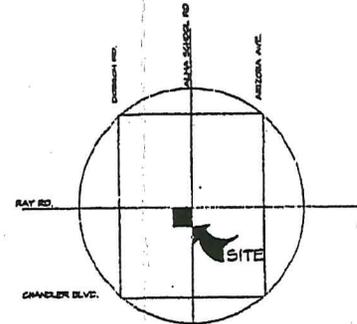
**PERMITTED DESCRIPTION:**  
FENCED EXISTING  
FACADE AND CANOPY

### SHEET INDEX

**LANDSCAPE**  
L10 LANDSCAPE PLAN

**ARCHITECTURAL**  
SP1 SITE PLAN / COVER SHEET  
A1.1 EXTERIOR ELEVATIONS, FLOOR AND ROOF PLANS  
A1.2 EXTERIOR ELEVATIONS, FLOOR AND ROOF PLANS  
A3 EXISTING BUILDING SECTIONS  
A8 DETAILS

**STRUCTURAL**  
S-1 GENERAL STRUCTURAL NOTES  
S-1.1 TYPICAL DETAILS  
S-2.1 FOUNDATION PLAN  
S-2.2 ROOF TRUSSING PLAN  
S-2.1 DETAILS



VICINITY MAP  
SCALE: N.T.S.



SITE PLAN  
SCALE: 1" = 12'-0"



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drawn by  
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ARCHITECTS AND ASSOCIATES, INC.

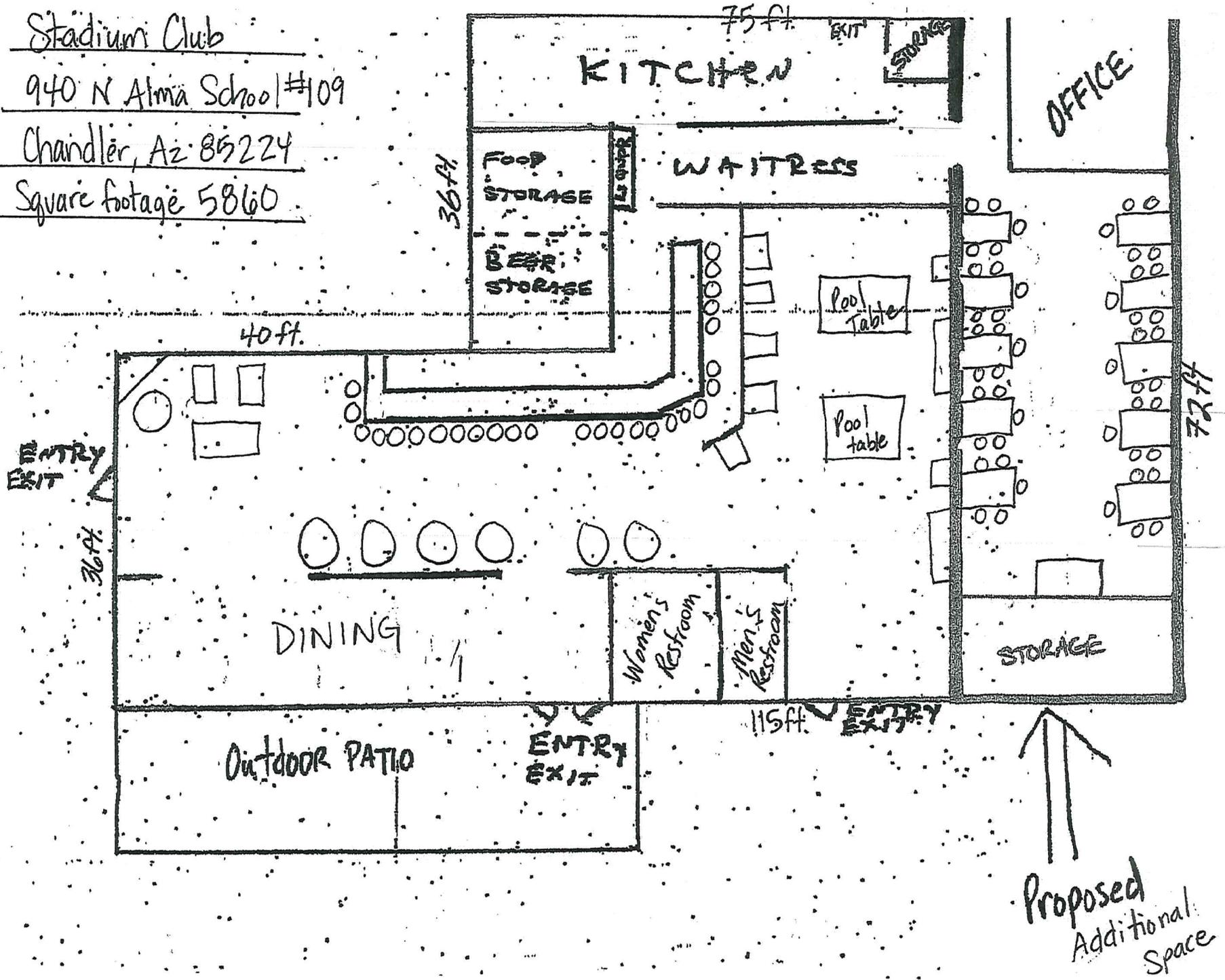
NO. 0042  
REGISTERED IN ARIZONA

Stadium Club

940 N Alma School #109

Chandler, Az 85224

Square footage 5860



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

City of Chandler  
Planning and Zoning Department

May 9, 2013

Dear Sir or Madam:

I am applying for a Series 6 Liquor Use Permit for an additional 1100 sq. ft. of space we are adding on to the existing Stadium Club of 4700 sq. ft., making the total square footage 5800. I opened Stadium Club at the Ray road location on June 6<sup>th</sup> 2009, and have been operating with a Series 6 liquor license ever since. The Stadium Club is open 7 days a week from 11am until 2am. We presently have 15 employees.

The additional space is separated from our main dining to provide a private Banquet/Party room available to our guests. The space will provide 50 additional seats in a banquet room of about 630 sq. ft. Our guests will be able to use this room for any occasion as well as having additional seating if needed on our busier days. The other 470 sq. ft. will be used for additional storage space and office.

We strive to keep our restaurant clean and well maintained. The operation of the restaurant/bar remains the same including Karaoke 6 days a week, Team Trivia two nights a week, and over 30 HD TV's to view all of your favorite sporting events. We have 2 pool tables that house 4 different pool league teams as well as offer free play to guests at all other times. We plan to continue to give our guests a friendly, safe, and comfortable atmosphere when they walk in the door. This additional space will provide us one more avenue to help satisfy our customers.

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

We work hard to maintain a responsible business and be an asset to our community. We thank you for your consideration for our additional Use Permit.

Sincerely,



Keri M. Kruse



