

suite is part of the Sun Village Fair Mall Shopping Center that is anchored by a Fry's grocery store and a Walmart Supercenter.

The request is for Liquor Use Permit approval for a Series 12 Restaurant License to allow for the operation of a wine bar. The subject suite currently houses a coffee shop that is seeking to add a wine bar to their operations. The suite is roughly 3,000 square feet and provides area for roughly 32 individual seats and two couches. The wine bar will be located along the northern wall and is roughly 160 square feet and will provide seating for 12 patrons. An existing 500 square foot outdoor patio is provided west of the suite and provides seating for roughly 20 patrons.

In addition to the wine bar, the requests seeks to allow the continued ability for local musicians to provide live music. Live music is performed Thursday evenings and every other Friday or Saturday evening. Musicians are generally one or two persons and usually acoustic. All performances are held indoors with no music being piped outdoors.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Friday, January 10, 2014, at the subject site; twelve neighbors attended the meeting and supported the request.

At the time of this writing, Planning Staff has received one telephone call from a resident that lives northwest of the site. She had concerns with live music outside, but once it was explained that the live music would only be held indoors she had no concerns.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP13-0021 TALEBU, LLC, subject to the following conditions:

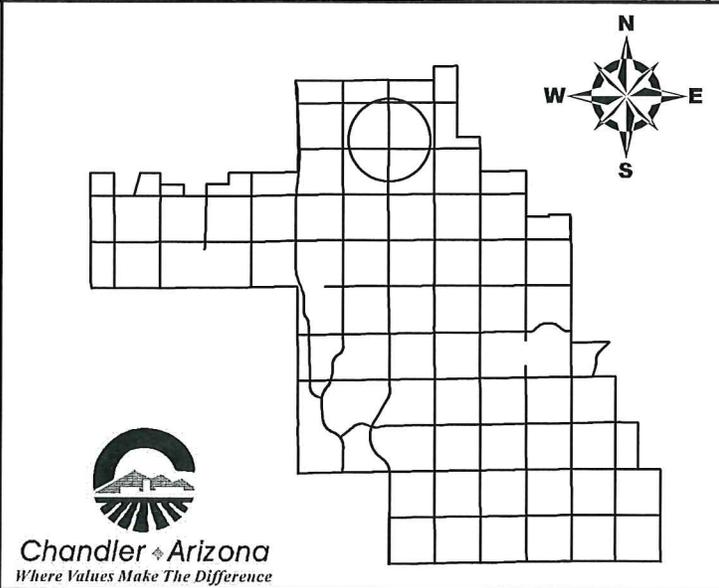
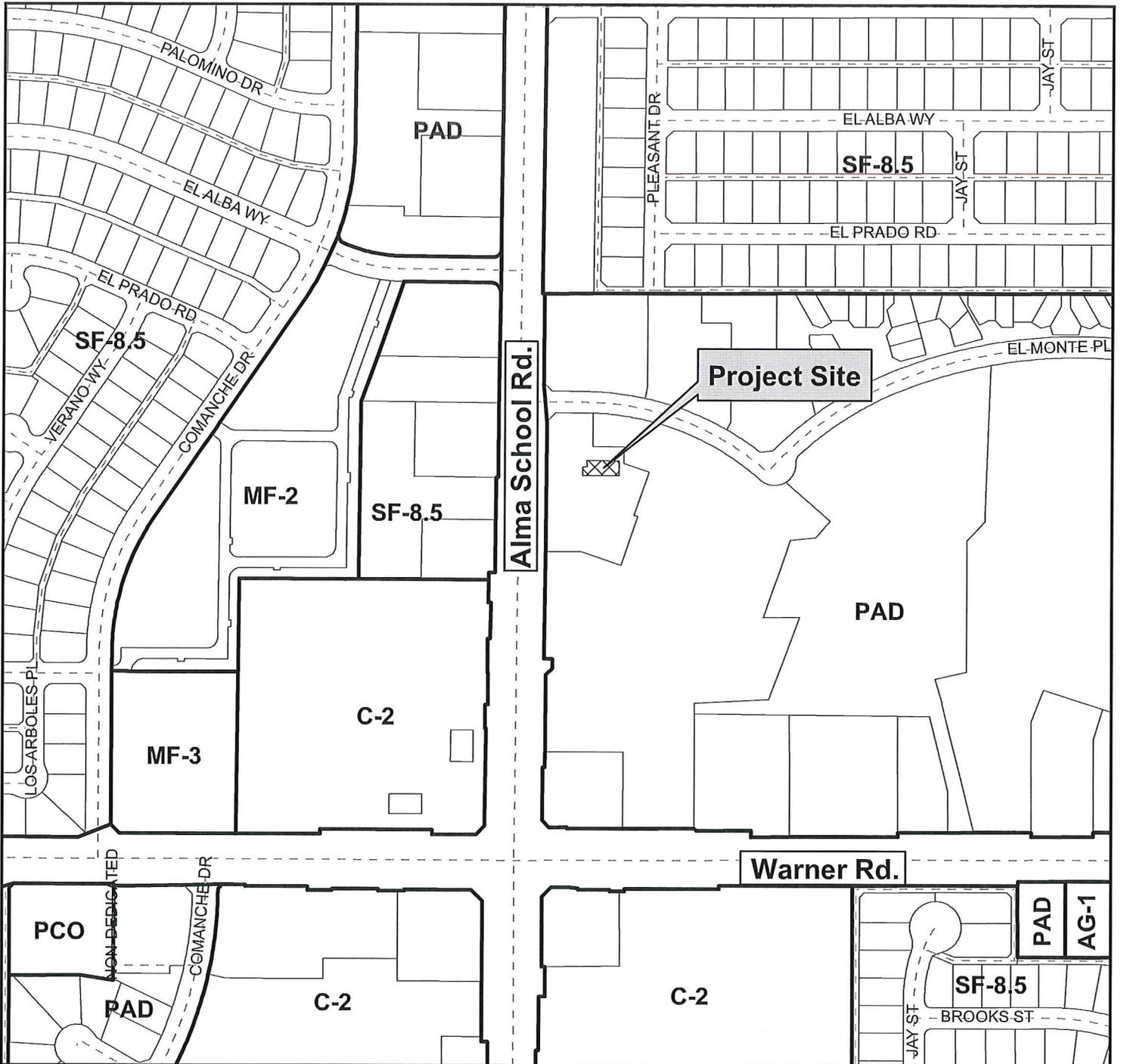
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Liquor Use Permit application and approval.
4. The site and outdoor patio shall be maintained in a clean and orderly manner.
5. Music shall be controlled so as to not unreasonably disturb area residents.

PROPOSED MOTION

Motion to recommend approval of LUP13-0021 TALEBU, LLC, Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption both indoors and within an outdoor patio and to allow live music indoors at an existing restaurant, as recommended by Planning Staff.

Attachments

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



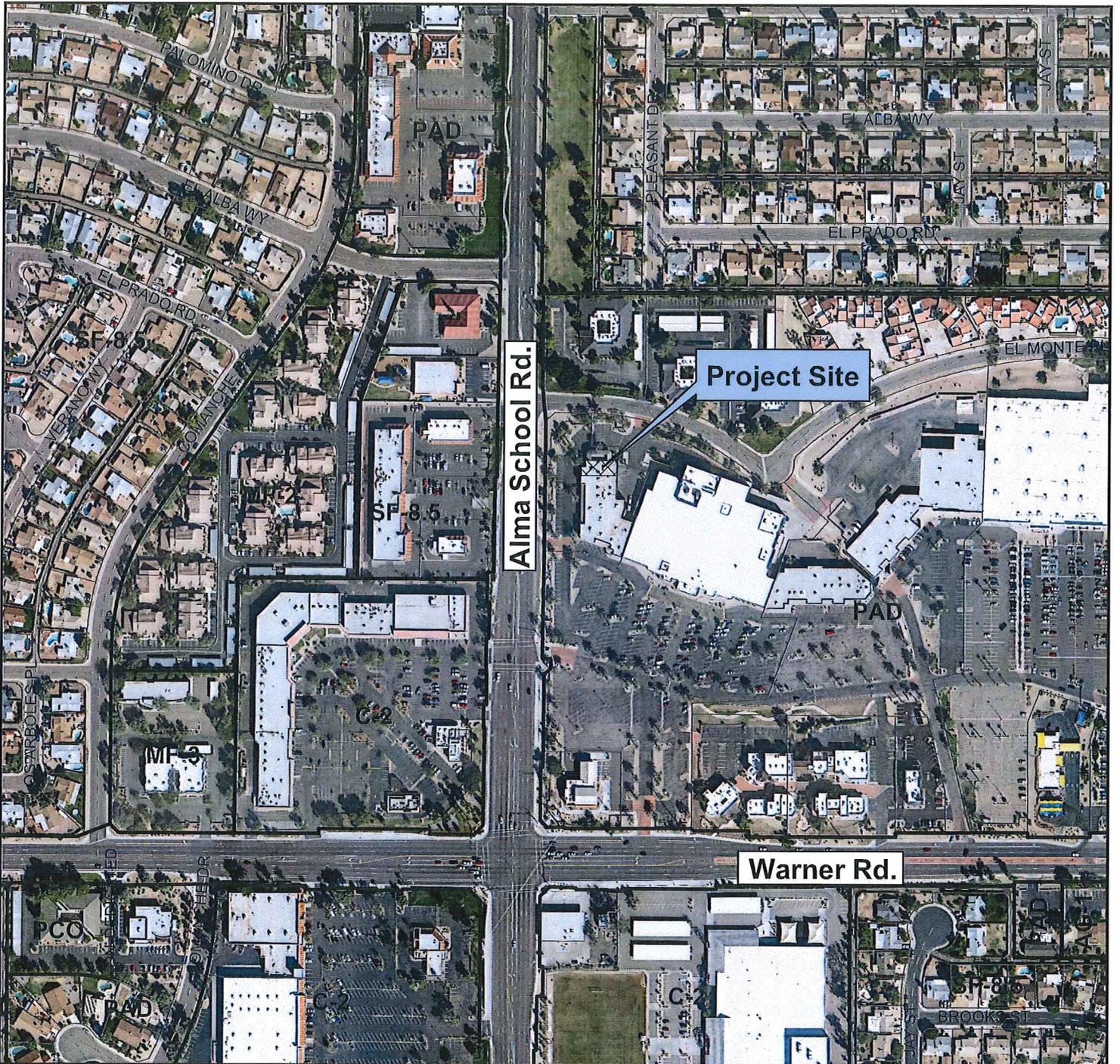
Vicinity Map



LUP13-0021

**Talebu LLC
Liquor Use Permit**



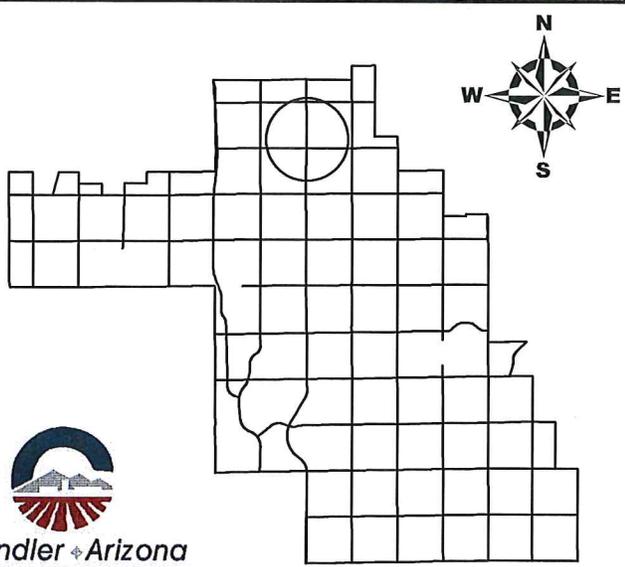


Alma School Rd.

Project Site

Warner Rd.

Vicinity Map

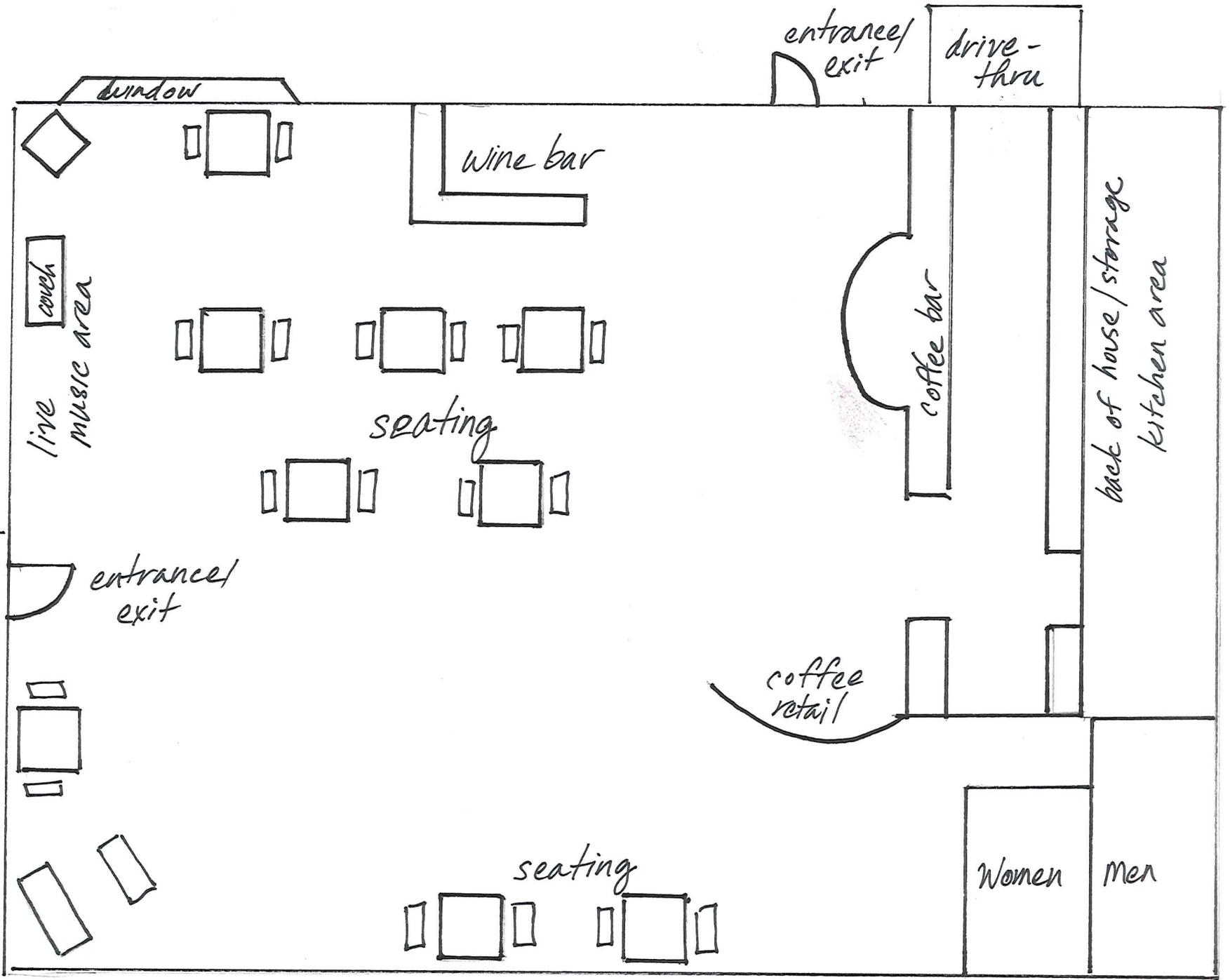


LUP13-0021

**Talebu LLC
Liquor Use Permit**



patio area



window

entrance/
exit

drive-
thru

wine bar

couch

live
music area

seating

coffee bar

back of house / storage
kitchen area

entrance/
exit

coffee
retail

seating

Women

Men

Floorplan



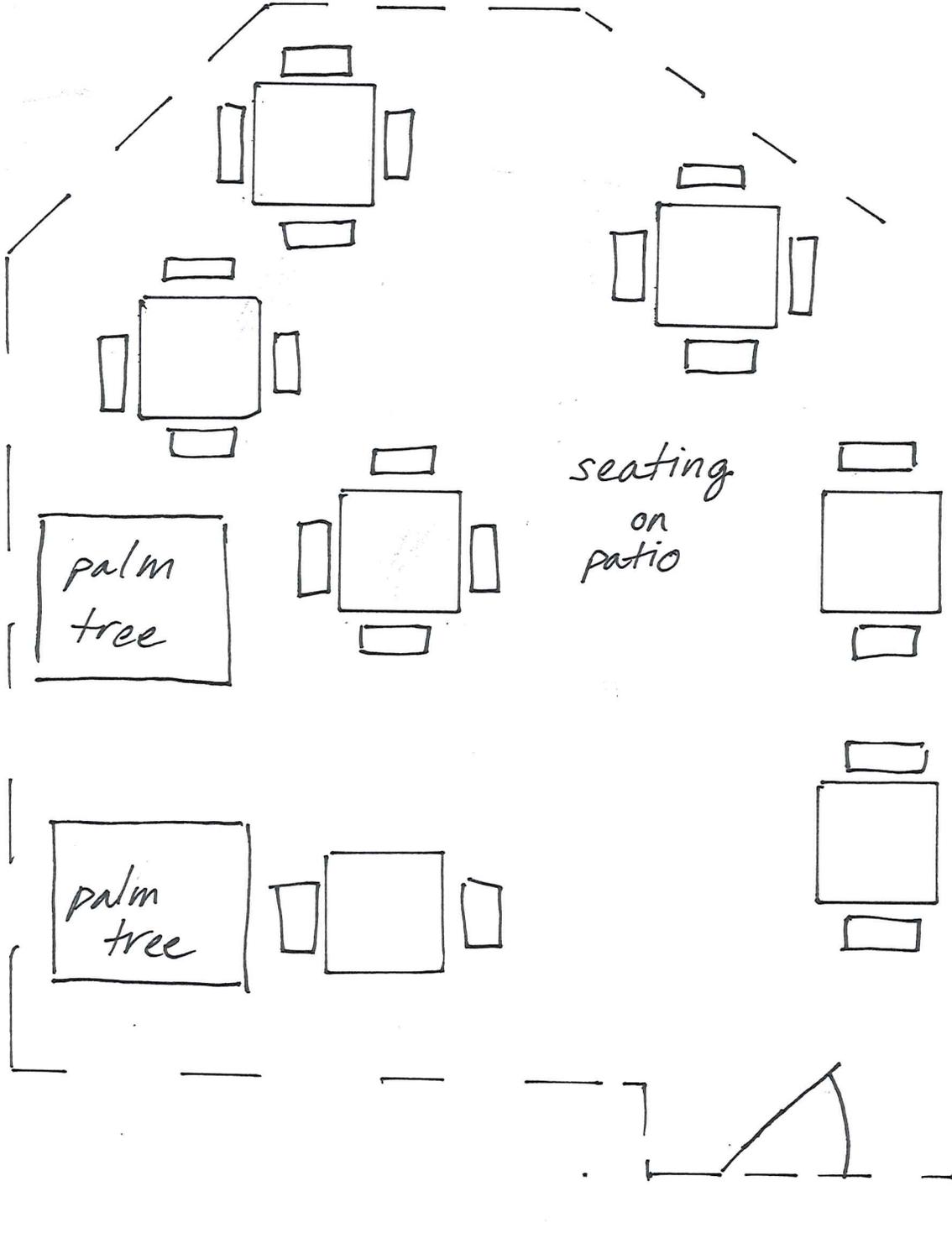
drive - thru

entrance
exit →

seating
on
patio

coffee
shop

↑
N



patio plan

Liquor Use Permit Narrative Talebu Coffee

Talebu Coffee a gourmet specialty coffee house is adding a wine bar to their shop. This addition will give the customer the ability to taste wines from all over the world as well as coffees and teas. The proposed wine bar will only be using the "wine by the glass" method as to encourage tastings from different regions served with light fair to accompany wine.

- Talebu Coffee is located at 2095 N. Alma School Rd. Ste. 2, Chandler AZ 85224 in the Sun Village Fair Mall Shopping Center at Warner and Alma School.
- Talebu Coffee is requesting a SERIES 12 license for their establishment. The wine will be served on premises only, served by the glass, stored securely behind the counter in wine cabinet. This bar will be separate from coffee counter.
- The shopping center that Talebu Coffee is located in currently does not have a Café Wine Bar nor any other establishment providing wine with dinner. This plan will provide this mature neighborhood with a common dwelling to try different beverages and converse with one another.
- Talebu Coffee hours of operation are 5:30 am to 10 pm Monday thru Saturday and 7am to 8pm Sundays.
- Talebu Coffee employees 5-8 people.
- Live music is performed Thursday nights and every other Friday or Saturday night.
- Talebu Coffee is roughly 3,000 sq. ft. with an outdoor gated patio. The patio is in Compliance with the Smoke Free Arizona law and is accessible by two gates and door from the inside of the building.
- There are 12 outdoor seats and 32 indoor chairs and two sofas.
- This is a well lighted establishment indoor and out with ample customer parking.

The point of contacts for this establishment are:

Todd Macalady owner 480-745-9540

Taren Burke owner/operator 480-745-9534