



Chandler • Arizona
Where Values Make The Difference

E.
AUG 20 2014



MEMORANDUM **Planning Division – PZ Memo No. 14-068**

DATE: AUGUST 20, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*
SUBJECT: LUP14-0013 HYATT PLACE PHOENIX/CHANDLER FASHION CENTER

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 11 (Hotel License) for on-premises consumption of beer, wine, and spirits
Location: 3535 W. Chandler Boulevard, southwest corner of Chandler Boulevard and Chandler Village Drive
Applicant: Andrea Lewkowitz/Lewkowitz Law Office, PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

This property is undergoing renovation from Windmill Suites to a Hyatt Place hotel. The former hotel did not serve liquor. Hyatt Place hotel will offer food and beverage service including alcoholic beverages. The Series 11 (Hotel License) allows for on-premises consumption of beer, wine, and spirits. The hotel will serve alcoholic beverages in the gallery market, kitchen and dining area, and at the bar. Hyatt Place is a 3-story hotel at approximately 93,000 square feet and 130 guest rooms.

The restaurant on the licensed premises must derive at least forty percent (40%) of its gross revenue from the sale of food. The holder of this license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests.

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 July 24, 2014. No one attended other than the applicant.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP14-0013 HYATT PLACE PHOENIX/CHANDLER FASHION CENTER, subject to the following conditions:

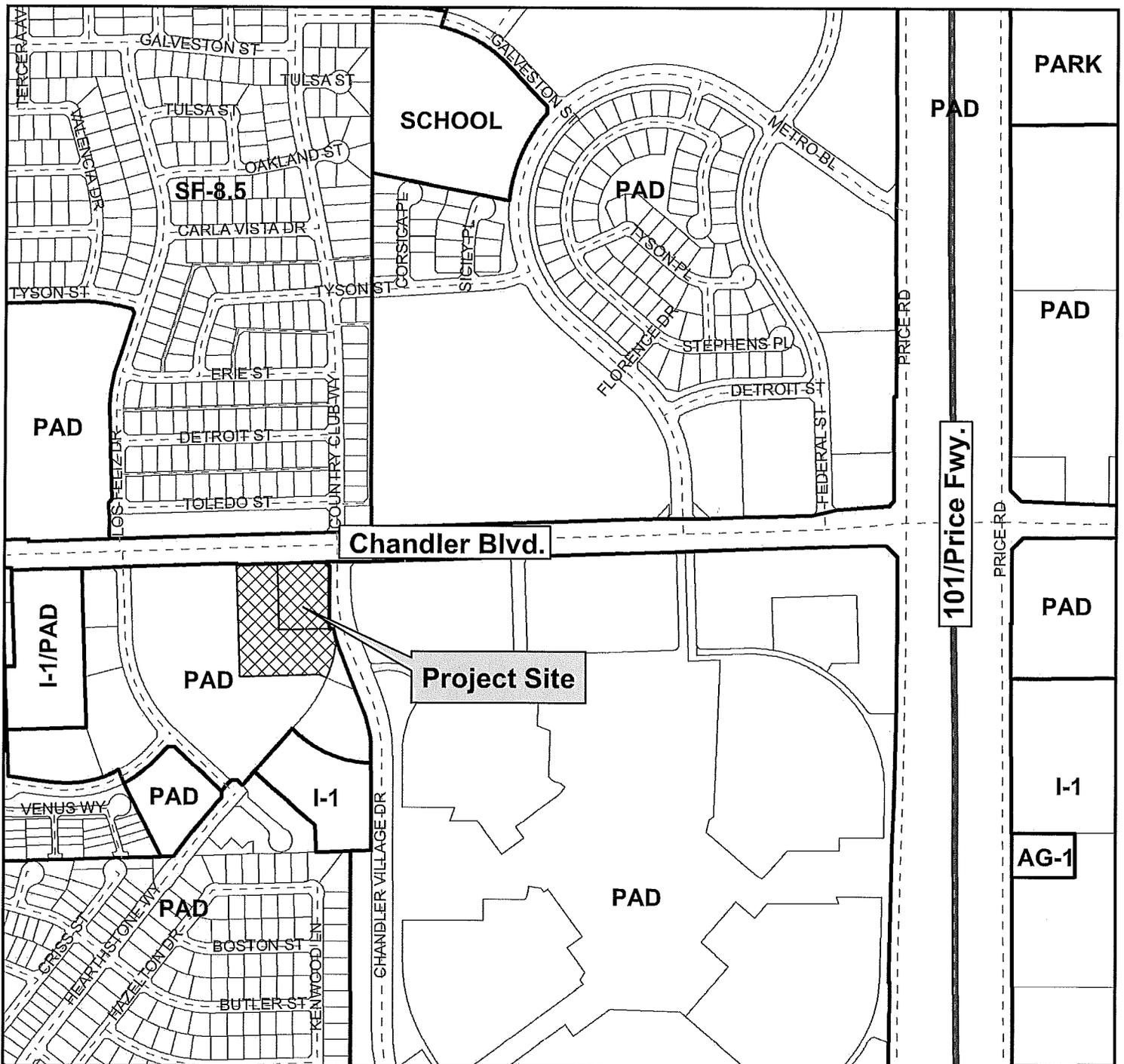
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 11 (Hotel License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP14-0013 HYATT PLACE PHOENIX/CHANDLER FASHION CENTER, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site/Floor Plan
4. Menu

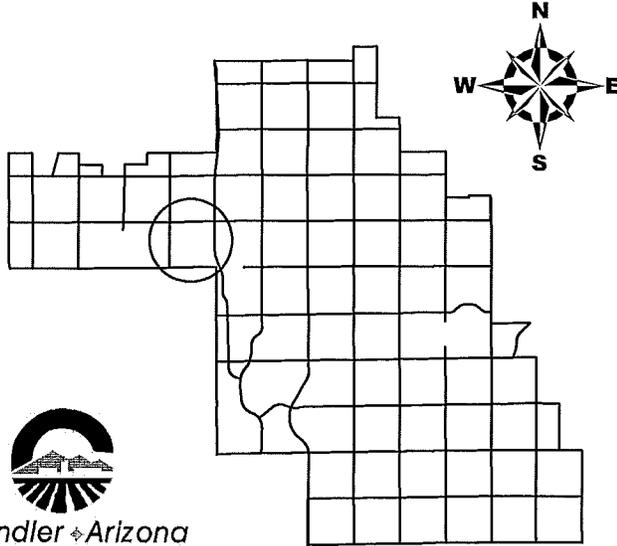


Vicinity Map

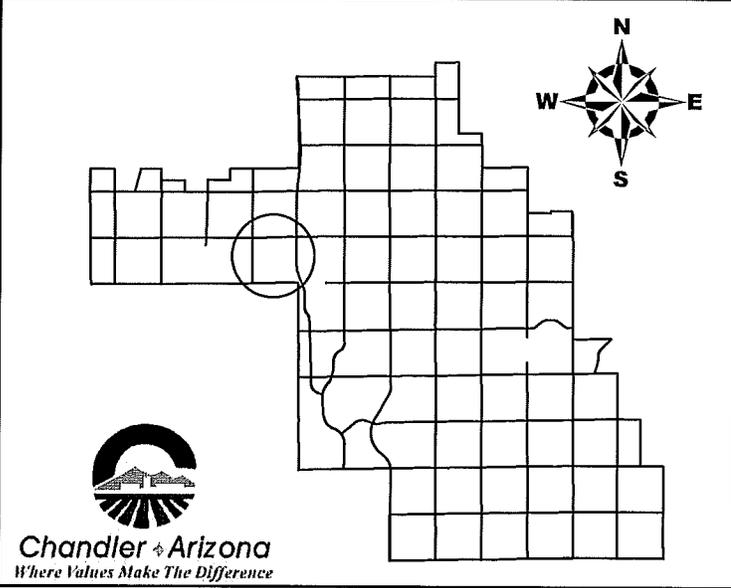
 LUP14-0013

**Hyatt Place Phoenix/Chandler
Fashion Center
Liquor Use Permit**

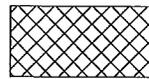
CITY OF CHANDLER 6/26/2014



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Vicinity Map



LUP14-0013

**Hyatt Place Phoenix/Chandler
Fashion Center
Liquor Use Permit**





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June 23, 2014

City of Chandler, Planning Division
215 E. Buffalo Street
Chandler, AZ 85226

RE: Liquor Use Permit
Hyatt Place Phoenix/Chandler-Fashion Center
3535 W. Chandler Blvd.

Hyatt Place Phoenix/Chandler-Fashion Center will take over the hotel currently operated as the Windmill Suites of Chandler at 3535 W. Chandler Blvd. in September 2014. The Hyatt Place concept combines style, innovation, and modern convenience to guests.

Hyatt Place will offer food and beverage service at the 24/7 Gallery and Market, the "A.M. Kitchen Skillet" (buffet breakfast), and the Coffee to Cocktail Bar. The hotel intends to apply for a series II liquor license to allow guests 21 and over the opportunity to purchase alcoholic beverages for consumption on the premises. Series II licenses allow sales/service of beer, wine and spirits; 40% of all food and beverage sales must come from the sale of food. Although food service will be available 24 hours per day, alcoholic beverages will be available only during legal hours (currently 6 am - 2 am).

The three-story hotel has 93,376 square feet of interior space, including 129 guestrooms, public spaces, meeting rooms, and dining areas. The outdoor courtyard includes approximately 7,500 square feet of gardens and a swimming pool.

The hotel will employ approximately 12 full and part time employees for its food and beverage service. There will not be outdoor alcohol service, but guests may take a drink (in plastic) to the garden and pool areas. All employees involved in the sale and service of alcohol will complete Training for Intervention Procedures (TIPS) for responsible alcohol sales and service. There will not be any live or recorded music, pool tables, games, or dancing, but there will be three televisions in the dining areas.

Sincerely,

A handwritten signature in cursive script that reads 'Andrea D. Lewkowitz'.

Andrea D. Lewkowitz

24/7 GALLERY MENU

apps

Start with a tasty *beginning* bite or make it your main meal; either way it's hard to pass up these apps.



HUMMUS TRIO 446 CAL  7.75
Red Pepper, Roasted Garlic & Pesto Hummus with Kalamata Olives, Pepperoncini, Fire Roasted Peppers, Flatbread & Crackers

SOUTHWESTERN GRILLED CHICKEN QUESADILLA 1060 CAL 10.25
With Fire Roasted Peppers & Onions, Monterey Jack & Cheddar Cheese with sides of Guacamole, Salsa & Sour Cream

CHILI OR CHICKEN NACHOS GRANDE 1480 OR 1220 CAL 10.50
Choice of Beef & Bean Chili or Grilled Chicken Breast with Jalapeños & Diced Tomatoes with sides of Guacamole, Salsa & Sour Cream

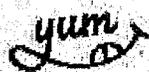
CHIPS & DIPS 873 CAL 8.25
Tortilla Chips with Warm Queso & Salsa

CHEESE PLATE 673 CAL  8.25
Smoked Gouda, Provolone, Swiss & Cheddar Cheese, Kalamata Olives, Artichokes, Fire Roasted Peppers, Flatbread & Crackers

TOMATO BRUSCHETTA 621 CAL  7.75
With Fire Roasted Peppers, Flatbread, Crackers & Parmesan Cheese

soups & greens

Warm up with our *hot & hearty* bowls of soup or enjoy a *freshly made* salad, served with dressing on the side or hand-tossed if you'd prefer — just let us know.



MAKE IT TWO 341-726 CAL
Bowl of Soup & Half Salad

TOMATO BASIL BISQUE 373 CAL  6.50
With Garlic Croutons

CREAMY PORTOBELLO MUSHROOM WITH BRIE SOUP 273 CAL  6.50
With Garlic Croutons

CHICKEN TORTILLA SOUP 195 CAL  6.50
With Zesty Tomato Broth & Tortilla Chips (Gluten free without Tortilla Chips)

ROADHOUSE CHILI 444 CAL  7.50
Beef & Bean Chili With Cheddar Cheese

CAFÉ SALAD HALF 282 CAL  / **WHOLE** 565 CAL 7.25 | 9.25
Romaine, Turkey Breast, Ham, Bacon, Monterey Jack Cheese, Diced Tomatoes, Red Onions & Balsamic Vinaigrette Dressing

SPINACH SALAD HALF 216 CAL  / **WHOLE** 432 CAL  9.25
With Marinated Artichokes, Red Onions, Almonds, Dried Cranberries & Raspberry Vinaigrette Dressing

GRILLED CHICKEN CAESAR SALAD HALF 146 CAL  / **WHOLE** 282 CAL 7.25 | 9.25
With Romaine, Garlic Croutons & Creamy Parmesan Caesar Dressing

 Vegetarian  Gluten Free  Light Bites (items less than 500 calories)



sandwiches

Every sandwich comes with a *pickle* and your choice of *chips* or *fresh fruit*.

GALLERY BACON & CHEDDAR 6oz BURGER 732 CAL 10.25
With Caramelized Onions, Lettuce & Diced Tomatoes on a Toasted Ciabatta Roll

MUSHROOM & SWISS 6oz BURGER 657 CAL 10.25
With Caramelized Onions, Lettuce & Diced Tomatoes on a Toasted Ciabatta Roll

TURKEY CLUB 649 CAL 9.75
With Garlic Aioli on Toasted Sourdough or Multigrain Bread

MONTE CRISTO 506 CAL 9.75
Ham, Turkey Breast & Swiss Cheese on Warm French Toast with Maple Syrup on the side

ITALIAN WRAP 652 CAL 9.75
Turkey Breast, Ham, Pepperoni, Provolone Cheese, Pesto & Diced Tomatoes in a Flour Tortilla (served hot upon request)

HAM & SWISS 777 CAL 9.75
With Honey Dijon on a Pretzel Roll (served hot upon request)



all-day breakfast

Grab the *most important meal* of the day at any time of the day.
Every breakfast sandwich is served with *breakfast potatoes* & *fresh fruit*.

GALLERY BREAKFAST SANDWICH 593 CAL 6.50
Egg Patty, Bacon & Smoked Gouda Cheese on a Potato Roll

SUNRISE CROISSANT 437 CAL 6.00
Egg Patty, Spinach, Mushrooms & Cheese



flatbreads & pizzas

Enjoy these filling slices with *flavorful sauces* and your *favorite toppings*.

ITALIANO FLATBREAD 636 CAL 9.25
Pepperoni, Provolone & Mozzarella Cheese with Marinara Sauce

SPINACH & ARTICHOKE FLATBREAD 493 CAL 9.25
With Mushrooms, Mozzarella Cheese & Pesto / Add Grilled Chicken Breast for an additional \$00.00 / 70 CAL

BBQ CHICKEN FLATBREAD 442 CAL 9.50
With Red Onions, Mozzarella Cheese & Sweet Baby Rays® BBQ Sauce

FOUR CHEESE 8" THICK CRUST PIZZA 840 CAL 8.75
Provolone, Mozzarella, Cheddar & Parmesan Cheese with Marinara Sauce

PEPPERONI 8" THICK CRUST PIZZA 909 CAL 9.25
Pepperoni, Provolone, Mozzarella, Cheddar & Parmesan Cheese with Marinara Sauce



Don't forget to *satisfy* your
sweet tooth at our Bakery Case.