



MEMORANDUM

Planning Division - PZ Memo No. 14-079

DATE: OCTOBER 1, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KH*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: LUP14-0014 SOCIAL BOX/AMERICAN EATS AND DRINKS

Request: Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar Liquor License for on- and off-premise consumption within an existing restaurant and outdoor patios

Location: 1371 N. Alma School Road,
Southeast corner of Alma School and Knox Roads

Applicant: Amy Nations; Arizona Liquor Industry Consultants

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site has a long zoning history going back to the mid 1980's with a variety of liquor licenses and restaurants occupying the site. The current request is for a Use Permit to sell and serve liquor as permitted under a Series 6 Bar Liquor License. While restaurant uses have been established for the site, the current restaurateur is in the process of remodeling the interior by splitting the existing restaurant into two restaurants under one roof, and expanding the outdoor patios allowing for each restaurant their own patio. The restaurant formerly operated as Iguana Mack's.

The center in which the subject site is located includes restaurants adjacent to the site's north and south, offices south of the adjacent restaurant, parking lots on both the west and east sides, with residential condominiums east of the center.

The restaurant is open seven days a week from 11 a.m. to 2 a.m., and will employ 40 full-time and 20 part-time employees. All of the employees are required to successfully complete State certified liquor law training. The restaurant is roughly 10,000 square feet and will be able to accommodate 259 patrons in the dining areas and 96 patrons in the bar and patio areas. Two outdoor patio areas are provided, one for each restaurant. The patio for Social Box will be provided north of the entrance, whereas the patio for American Eats and Drinks will be located along the south side restaurant. While two patios are proposed, the overall square footage of the combined patios is less than the previously approved patio. The restaurant currently has approval for live entertainment four nights a week by means of a DJ, along with provisions for an acoustic group. Entertainment will be reduced in terms of the type of entertainment going from a DJ to karaoke indoors only, with an occasional single acoustic troubadour.

DISCUSSION

While the footprint of the restaurant is largely staying the same as the previous restaurants, interior modifications to the restaurant include reworking of the seating around the existing bar area for the Social Box side of the restaurant, and relocating restrooms, updating the dining area, providing a bar area, and providing an outdoor patio for the American Eats and Drinks side of the restaurant. With the last Use Permit a condition of approval was provided requiring that if any modifications were made that were not in substantial keeping with the presented exhibits, a new Use Permit would be required. Based on the condition, a new Use Permit is required. Additionally, there were concerns with the previous bar's operation, with the redesign of the restaurant and creating a more sit-down restaurant environment, Planning Staff believes that a number of the past concerns will be alleviated; however Planning Staff is recommending a timing condition of three years.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A neighborhood meeting was held on Monday, August 18, 2014; no neighbors attended the meeting.

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

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP14-0014 SOCIAL BOX/AMERICAN EATS AND DRINKS, Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar Liquor License for on- and off-premise consumption within an existing restaurant and outdoor patios, subject to the following conditions:

1. Expansion, modification, or relocation beyond the approved exhibits for interior and exterior areas (Floor Plan, Site Plan, and Narrative) shall void the Use Permit and require re-application and approval of a new Use Permit.

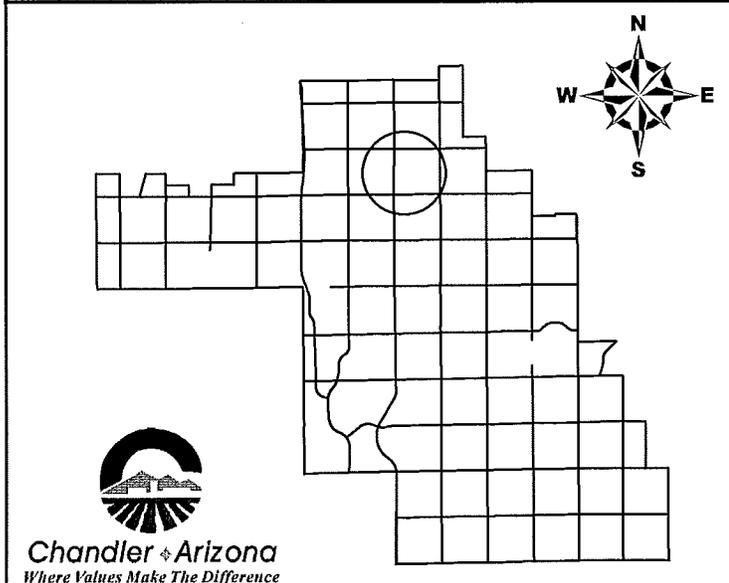
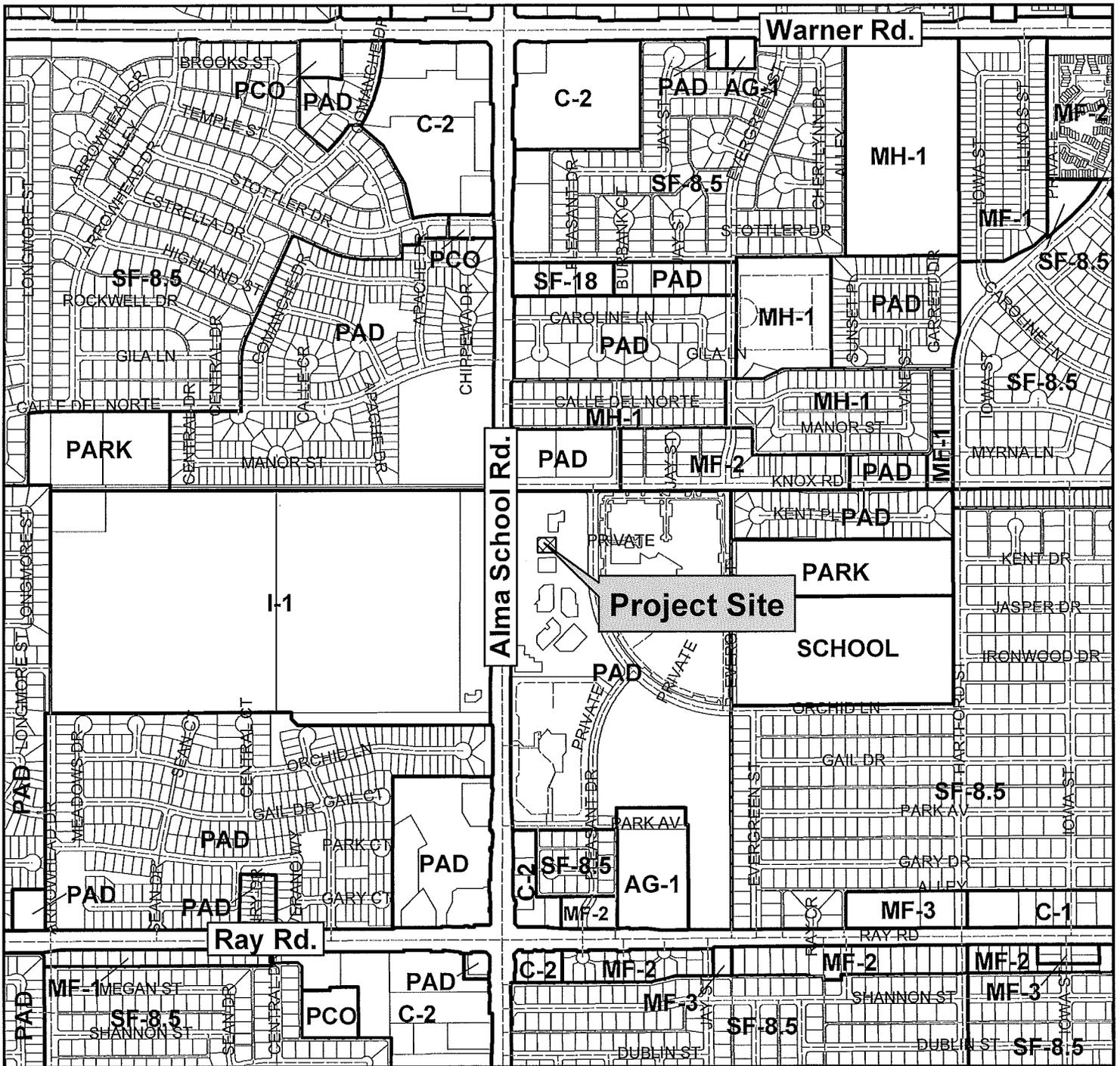
2. The Use Permit is granted for a Series 6 license only and any change of licenses shall require re-application and approval of a new Use Permit.
3. The Liquor Use Permit shall remain in effect for three (3) years from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
4. The Use Permit is non-transferable to other store locations.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or additional entertainment related uses beyond outdoor speakers and live music shall require reapplication of the Use Permit.
6. The site and outdoor patio shall be maintained in a clean and orderly manner.
7. Music shall be controlled so as to not unreasonably disturb area residences.

PROPOSED MOTION

Motion to recommend approval of LUP14-0014 SOCIAL BOX/AMERICAN EATS AND DRINKS, Use Permit approval to sell and serve liquor as permitted under a Series 6 Bar Liquor License for on- and off-premise consumption within an existing restaurant and outdoor patios, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



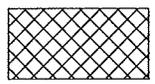
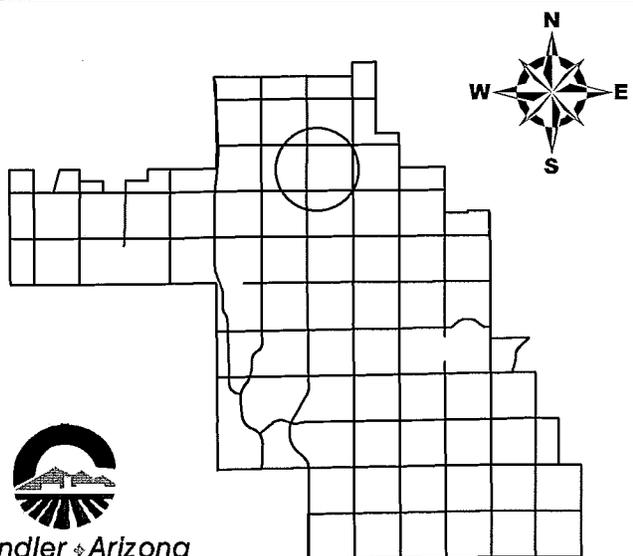
LUP14-0014

**Social Box/American Eats and Drinks
Liquor Use Permit**

CITY OF CHANDLER 7/11/2014



Vicinity Map



LUP14-0014

**Social Box/American Eats and Drinks
Liquor Use Permit**

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department
Planning Division
215 East Buffalo Street
Chandler, AZ 85225

June 27, 2014

To Whom It May Concern:

We would like to respectfully request a new Liquor Use Permit for a Series 6 on & off sale liquor license for a restaurant located at formerly Iguana Mack's but now Social Box/American Eats & Drinks 1371 N Alma School Rd in Chandler. We currently have a Use Permit but because of the approval stipulations that state, "if the floor plan is altered" we need to apply for a new Use Permit. This is a neighborhood grill that serves an American food menu.

Social Box/American Eats & Drinks in total is a 10,043 square foot restaurant with two patio areas one being 588 square feet and the other with 690 square feet. The west patio will have non-removable 30" flower planters and low voltage lighting and the south patio will be a full privacy wall with a hard detached ceiling, but not 100% enclosed.

The regular business hours will be from 11am to 2am, 7 days a week. It will employ 40 full time and 20 part time employees. We will have approximately 259 restaurant seats, 18 bar seat and 96 in total for both patios. We may offer one shuffle board and darts. There will be 14 TV's throughout restaurant 10-46" between both patios and 2-8" small ambiance speakers on each patio. We will provide karaoke inside and maybe an acoustic troubadours outside.

Sincerely,

Amy Nations