

MEMORANDUM **Planning Division - PZ Memo No. 14-093**

DATE: NOVEMBER 5, 2014
TO: PLANNING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KAC*
FROM: SUSAN FIALA, CITY PLANNER *SF*
SUBJECT: LUP14-0019 MAKUTU'S ISLAND

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premise consumption

Location: 6919 West Ray Road, southeast corner of 56th Street and Ray Road

Applicant: Kiran Vedantam

RECOMMENDATION

Planning Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

Makutu's Island is an existing indoor family entertainment center, located at the southeast corner of Ray Road and 56th Street, in the Chandler Crossing retail center. A swim club, Circle K, Liberty Mutual, and other commercial businesses are located in the center. Chandler Crossing single-family subdivision is east of the site.

The application requests Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

The indoor family entertainment center hosts birthday parties, team building events for corporations, and business meetings. Hours of operation are from noon until 8 p.m., Monday through Thursday, noon until 9 p.m. on Friday, and from 10 a.m. until 9 p.m. on Saturday and Sunday, with varied hours on holidays and school breaks. There are three full time and 40 part

time employees. Liquor would be served in the Café, dining and lounge areas and in the party rooms. Liquor would not be permitted beyond these areas with signs posted to indicate this restriction.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 22, 2014. Several residents attended the meeting. The concerns included: risks associated with serving alcohol in a children oriented business, adjacency to the swim school, and parents should not be given the option to drink and drive.
- Planning Staff received several phone calls and written correspondence stating opposition to the request voicing similar concerns as noted at the neighborhood meeting.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of LUP14-0019 MAKUTU'S ISLAND, subject to the following conditions:

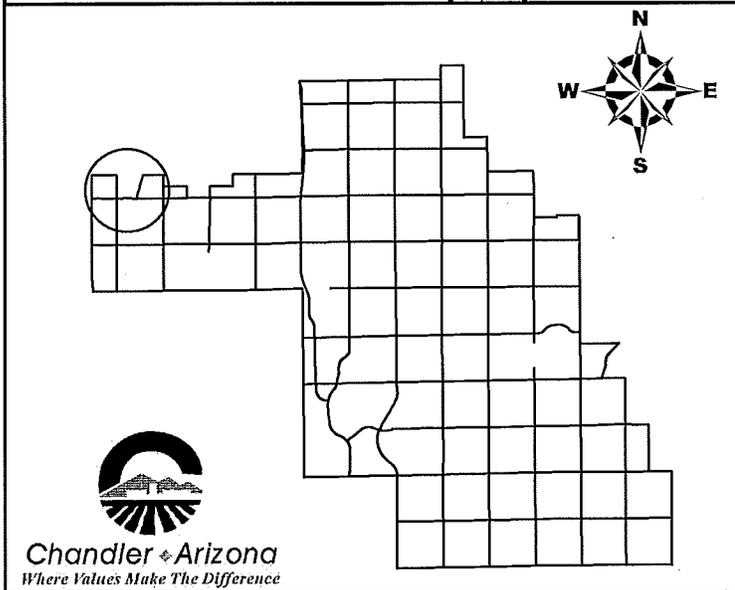
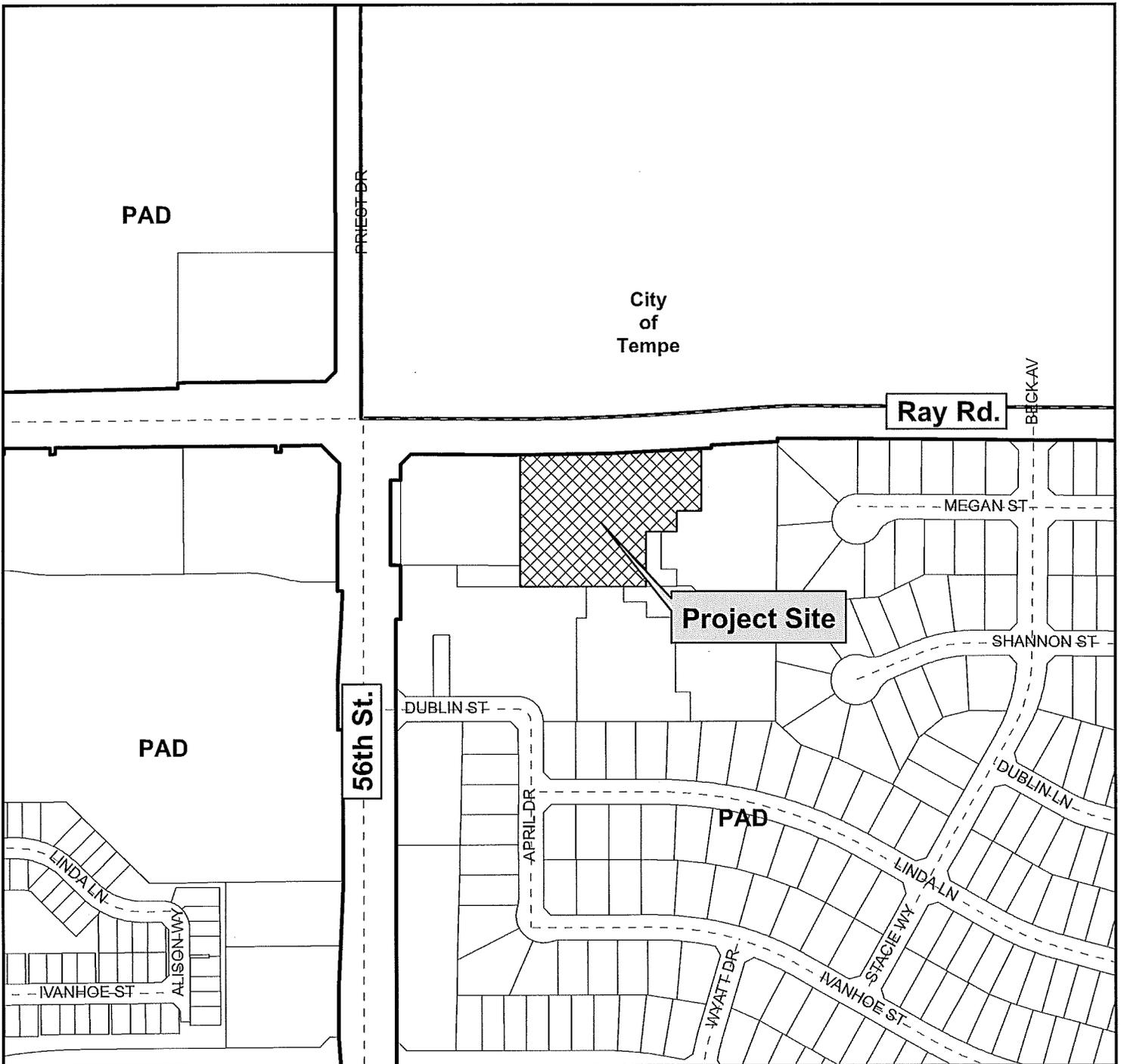
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

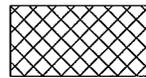
Motion to recommend approval of Liquor Use Permit, LUP14-0019 MAKUTU'S ISLAND, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Narrative
5. Photos
6. Menu
7. Citizen Correspondence



Vicinity Map

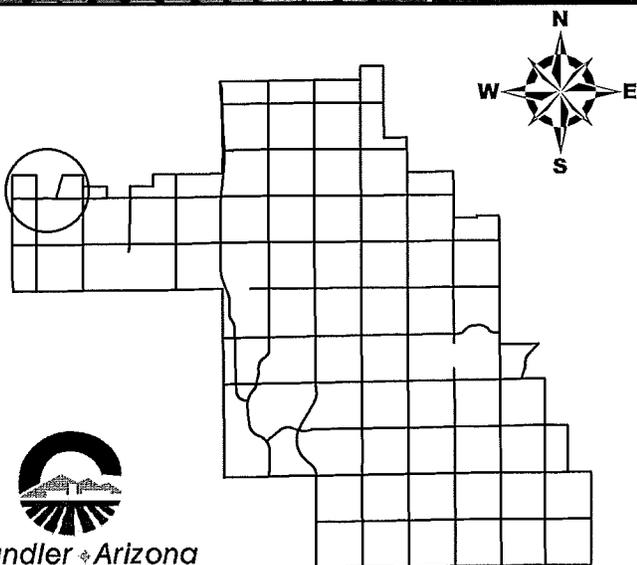


LUP14-0019

**Makutu's Island
Liquor Use Permit**



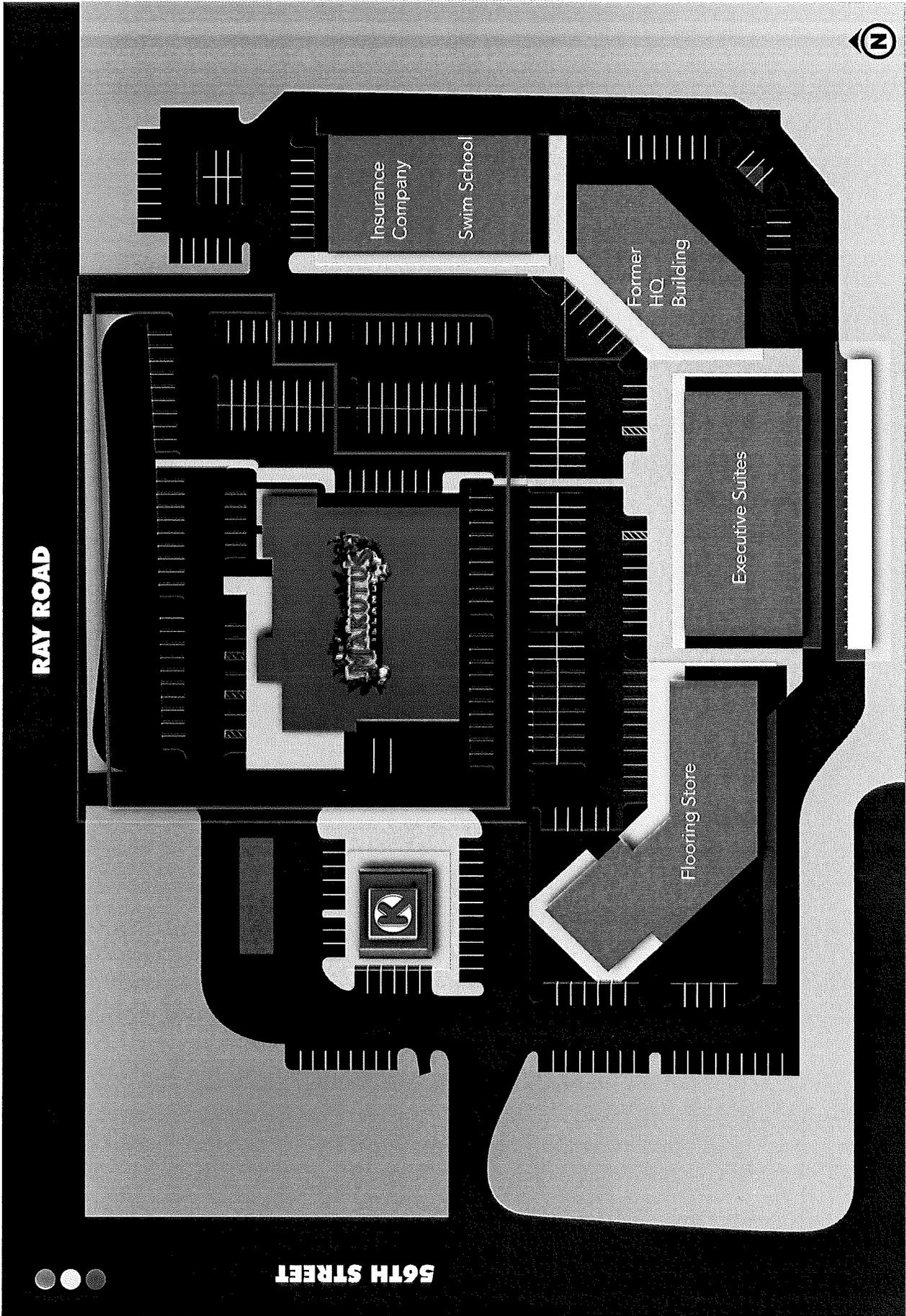
Vicinity Map

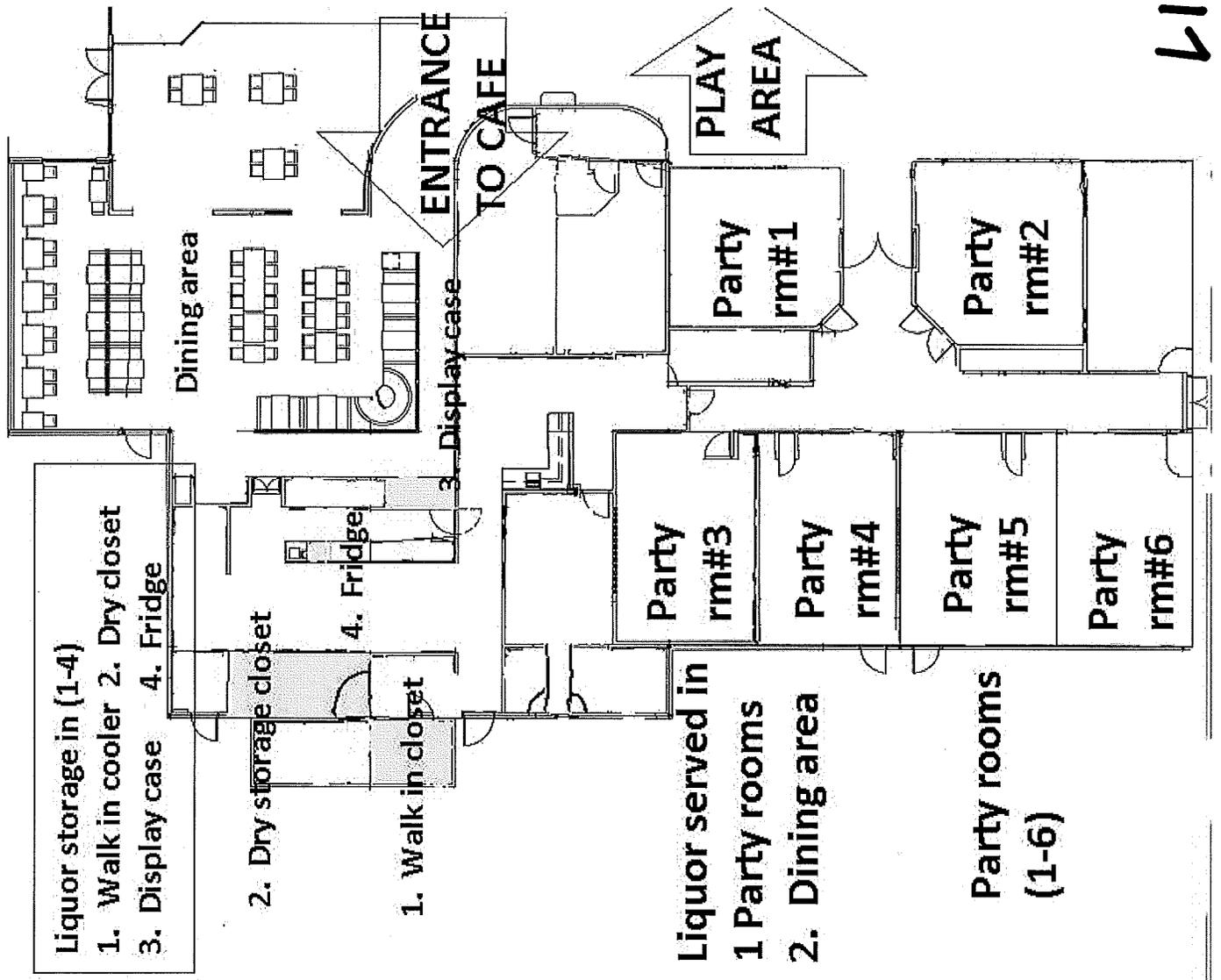


LUP14-0019

**Makutu's Island
Liquor Use Permit**

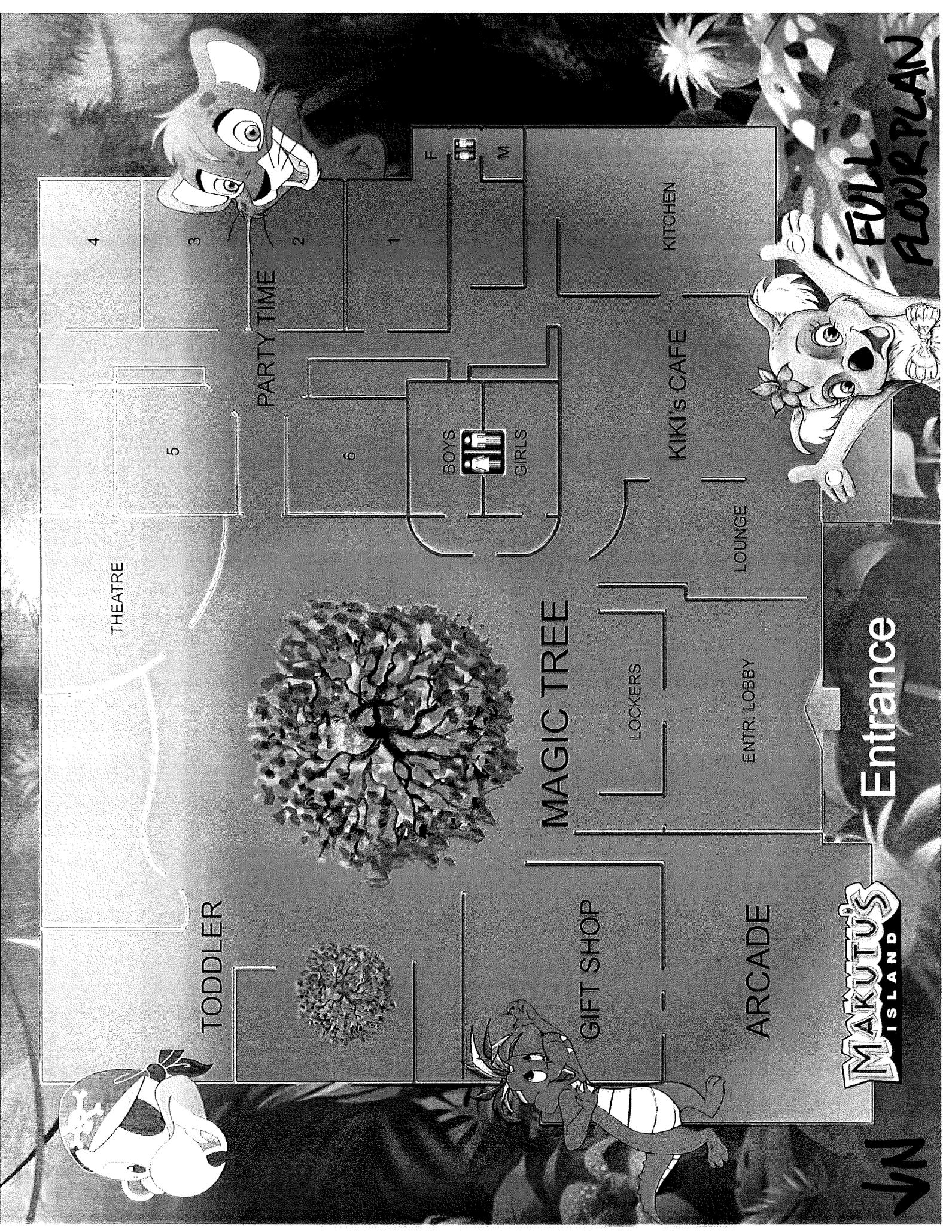






LIQUOR SERVICE AREAS

↑N



FULL FLOOR PLAN

THEATRE

TODDLER

PARTY TIME

6

1

2

5

4

3

MAGIC TREE

KITCHEN

KIKI'S CAFE

LOUNGE

ENTR. LOBBY

LOCKERS

BOYS
GIRLS

F

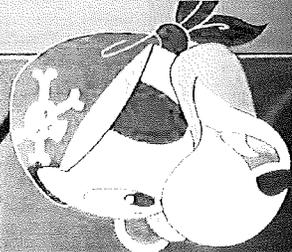
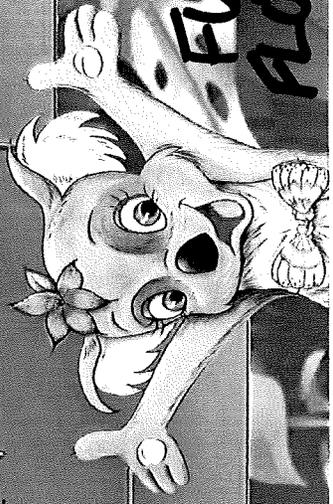
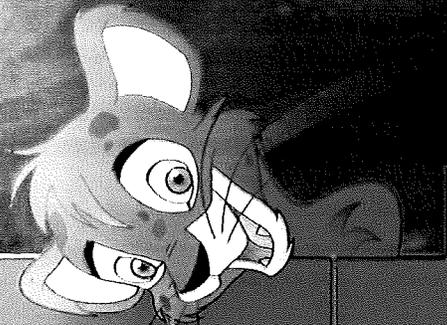
M

GIFT SHOP

ARCADE

Entrance

MAKUTIS
ISLAND



Narrative

Makutu's Island

Address: 6919 W Ray Rd, Chandler, AZ 85226 Phone:(480) 344-3740

Makutu's island has been a landmark family fun center in Chandler for many years. It is 20,000 sq ft of indoor amusement.

We host many birthday parties, team building events for corporations, and business meetings. Our goal is to provide relaxing environment for all ages. With the stress of parenting, parents welcome the opportunity to have a beer and chill out with friends and family. Business networking events also welcome having a beer. We have received feedback from our patrons supporting the environment with liquor offerings. Our immediate and close competitors Peter Piper Pizza and Chuck E Cheese serve alcohol already.

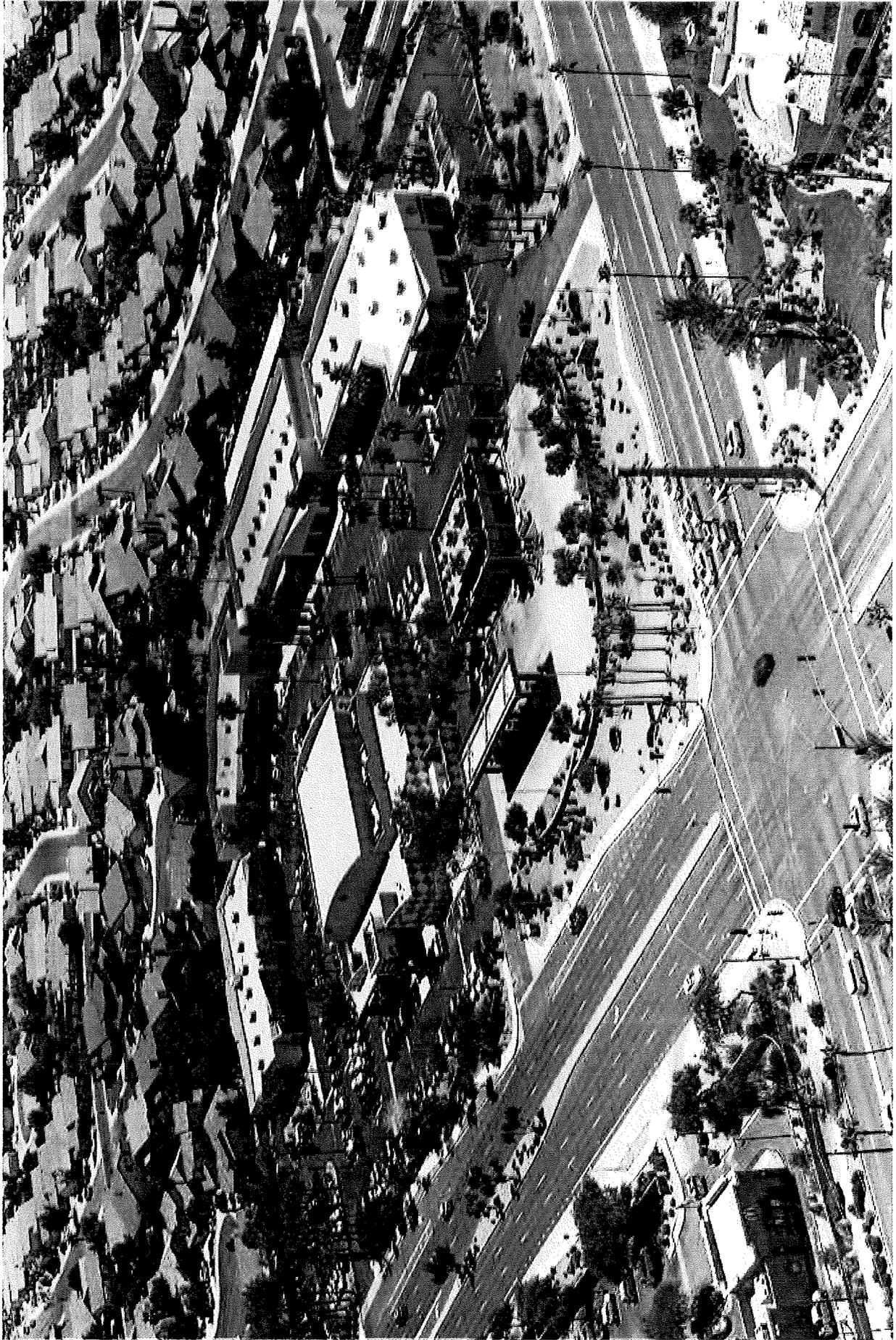
At Makutu's, we have a café and 6 party rooms. The proposal is to serve liquor in the café and the party rooms. Food and drinks are not allowed in the play areas and arcade.

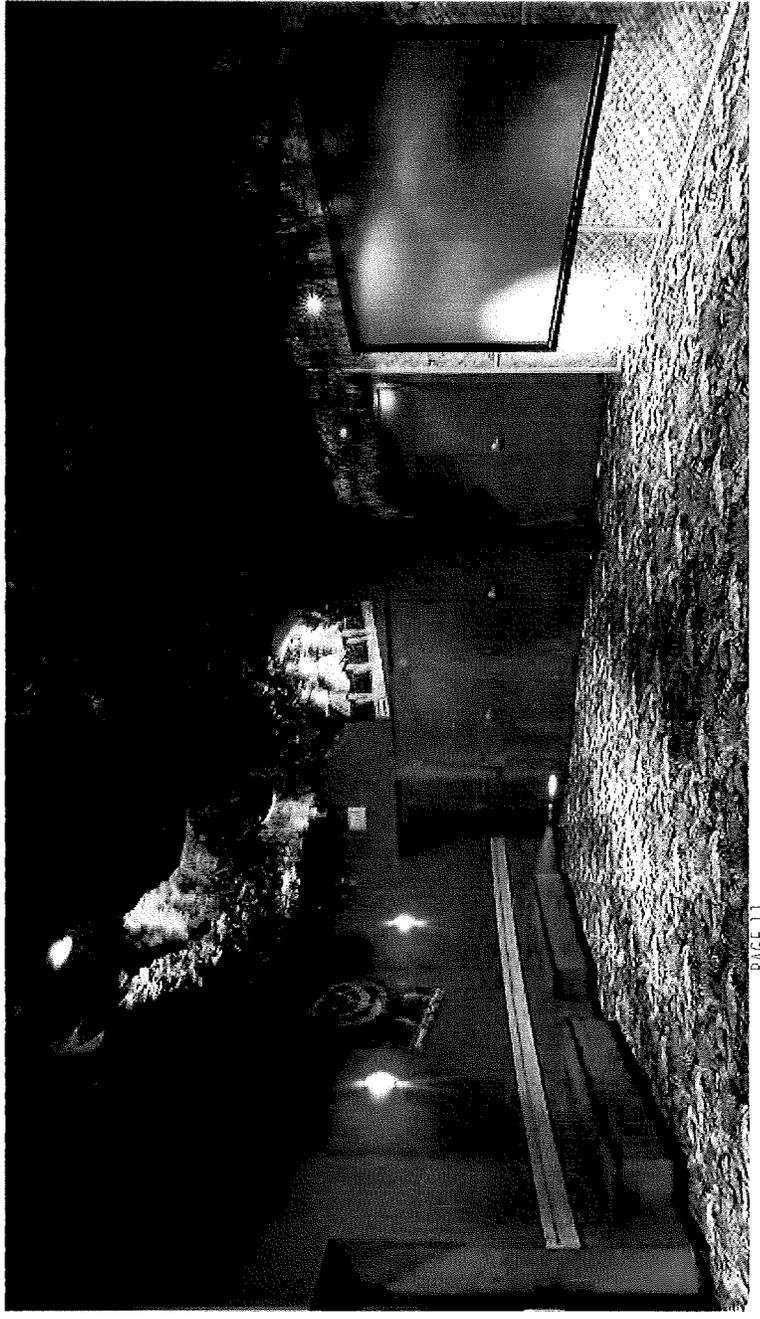
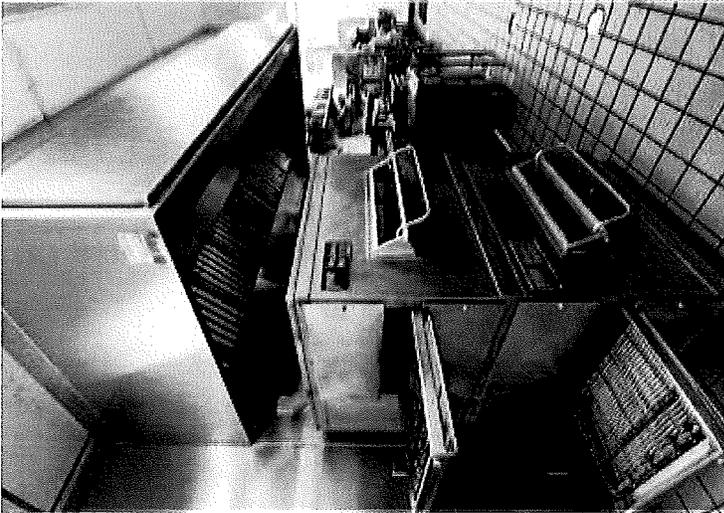
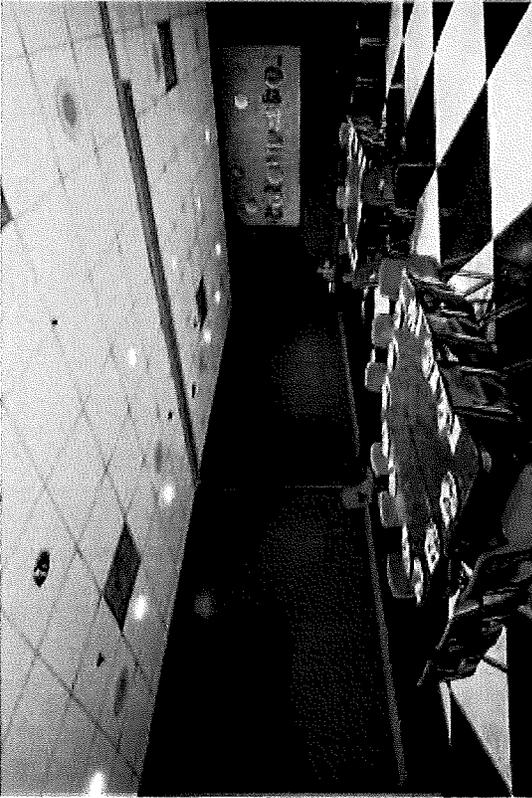
- The plan is to primarily serve bottled beer and wine only.
- There are 3 full time and 40 part time employees.
- There is no live music, but we have TV monitors
- We are open seven days a week with varied hours for holidays
- There is no patio
- Cafe and party rooms will be approx 7500 sq ft
- Cafe has approx 80 seating
- No new signage or changes to existing architecture is planned

We are surrounded by high end restaurants like Sandbar, Z Tejas, LongHorn Steakhouse offering elite entertainment and The Shoppes at Casa Paloma. The request for liquor license will blend with the surrounding restaurants that offer the same.

Makutu's Island - Indoor Children's Entertainment Center











MEDIUM 14" 1 TOPPING \$12.99
LARGE 16" 1 TOPPING \$14.99

WAP 100% TBA Add 4 Drinks & 20 Tokens for only \$7.99

WAP's Specialty Pizzas



MAX'S VEGGIE PIZZA
Onions, Mushrooms, Olives, Bell Peppers, Tomatoes and Basil

MAKUTU'S MEATY PIZZA
Pepperoni, Ham, Sausage, Beef and Bacon

ISLAND COMBO PIZZA
Pepperoni, Beef, Sausage, Red Onions, Olives and Bell Peppers

KIKU'S HAWAIIAN PIZZA
Ham, Bacon and Pineapple

CHICKEN TIKKA PIZZA
Spiced Chicken Tikka, Red Onions, Tomatoes and Fresh Cilantro

OSCAR'S PANEER PIZZA
Paneer, Cubes, Asian Cottage Cheese, Red Onions, Bell Peppers, Tomatoes and Fresh Cilantro

TOPPINGS

- MEATS**
Pepperoni, Ham, Beef, Sausage, Bacon, Chicken, Chicken Tikka
- CHEESES**
Cheddar, Provolone
- VEGGIES**
Red Onions, Mushrooms, Black Olives, Green Peppers, Tomatoes, Jalapenos, Pineapple, Minced Garlic, Basil

Each Additional Topping \$1.99(M) \$2.99(L)
 Extra Cheese \$2.99 (M) \$3.59 (L)



GLUTEN FREE PIZZA Available! (Requires 90%+)



AND MORE!

- Boneless Wings Half Order \$8.99 • Full Order \$16.99**
- Cheese Quesadilla \$2.99**
- Chicken or Bacon Quesadilla \$4.99**
- Fries S \$1.99 L \$2.99**
- Sweet Potato Fries S \$1.99 L \$2.99**
- Mac N' Cheese \$2.99**
- Samosa Potatoes, Peas, Spices in a crispy pastry shell \$1.50**

WAP'S

Frozen Yogurt S \$1.99 • L \$2.49



Soft Drinks M \$1.59 • L \$1.99
Slushies M \$2.99 • L \$3.49

SALADS



SMALL \$5.99 • LARGE \$7.49

Tropical Salad

Fresh Pick
Lettuce Mix, Cucumbers, Tomato and Peas

Chicken Caesar
Romaine Lettuce, Grilled Chicken, Parmesan Cheese

Jungle
Spinach, Apples, Almonds, Feta Cheese

Tropical
Spinach, Bell Pepper, Red Onion, Pineapple

Heather Cahill
6702 West Linda Lane
Chandler, AZ 85226

I am a local resident living in Chandler Crossing. I oppose liquor in the Makum's Island complex because of the many children, mine included, that attend the center. Alcohol increases risk of injury and any risk is too much with two children's businesses in the same center. I don't think it is a good idea to give parents the option to drink and drive.

Makum's has been successful for years without alcohol and not ALL Check & Cheese restaurants serve alcohol.

Thank you.

Heather Cahill

Heather Cahill
(480)773-0078