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FEB 18 2015

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MEMORANDUM **Planning Division – PZ Memo No. 15-021**

DATE: FEBRUARY 18, 2015

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: LUP15-0002 OCOTILO VILLAGE HEALTH CLUB & SPA

Request: Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License to sell and serve liquor for on-site consumption only both indoors and outdoors

Location: Southwest corner of Alma School and Ocotillo roads

Applicant: Nick Guttilla; Guttilla Murphy and Anderson

RECOMMENDATION

Planning Staff, upon finding the Liquor Use Permit request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the southwest corner of Alma School and Ocotillo roads, within the Ocotillo Village commercial center that was approved by Council in 2008. The Village Health Club & Spa is located at the south end of the commercial center. The Village Health Club & Spa is currently under construction with an anticipated opening in April. The Embarcadero, Balboa Point, and Windward neighborhoods are located west, southwest, and south of the site. Alma School Road is located east of the site; undeveloped commercial buildings as part of the commercial center are located north of the subject site.

The health club is open daily from 5 a.m. to 10 p.m. during weekdays, and 7 a.m. to 8 p.m. on weekends. Consistent with other valley locations, the hours of liquor service will be limited and occur 6:30 a.m. to 7:30 p.m. Monday through Thursday, 6:30 a.m. to 5:30 p.m. Fridays, and 7:30 a.m. to 5:30 p.m. on Saturday and Sunday. The serving area includes the entire facility, which allows for service by the pool, and allows for limited special events to occur without requiring

additional permitting through the State and City, the intent is to keep the sale of beer and wine limited.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, February 12, 2015; 13 neighbors attended the meeting and shared support of the request.
- As of the writing of this memo, Planning Staff has received two emails from neighbors within the general vicinity opposed to the request citing concerns with the potential for late hour activities, and the potential for impaired driving. Planning Staff has received one voicemail from a neighbor is support of the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA, Liquor Use Permit approval to allow liquor sales as permitted under a Series 7 Beer and Wine Bar License, 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 7 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 other facility locations.

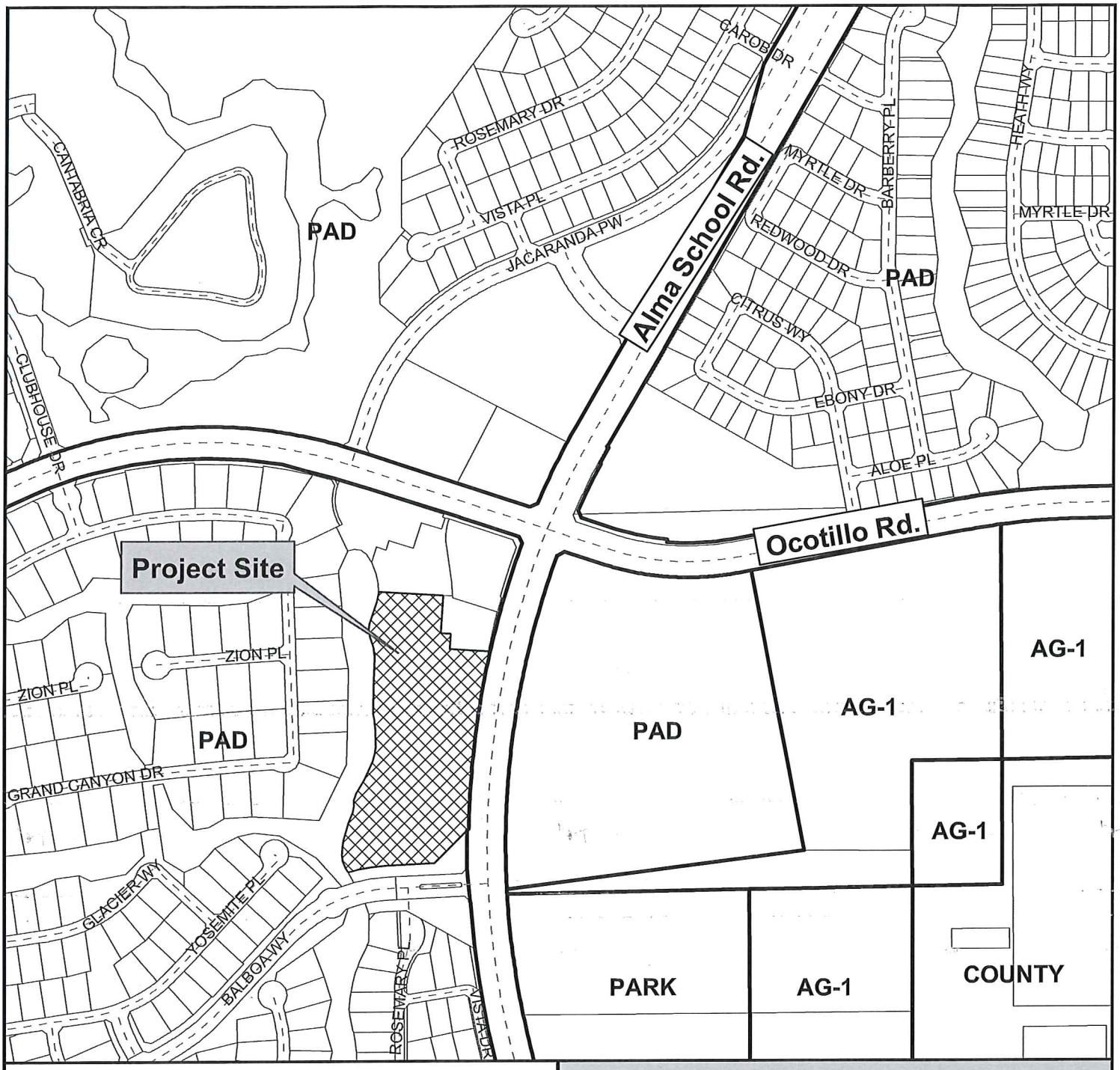
4. Liquor Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Liquor Use Permit shall apply.

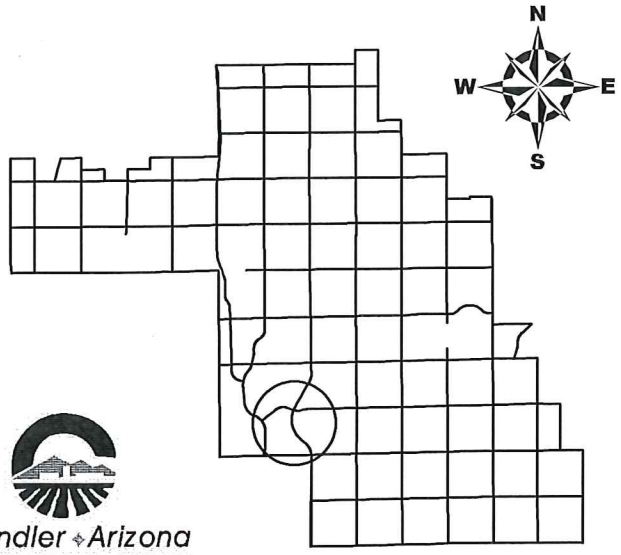
PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP15-0002 OCOTILLO VILLAGE HEALTH CLUB & SPA, subject to the conditions as recommended by Planning Staff.

Attachments

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





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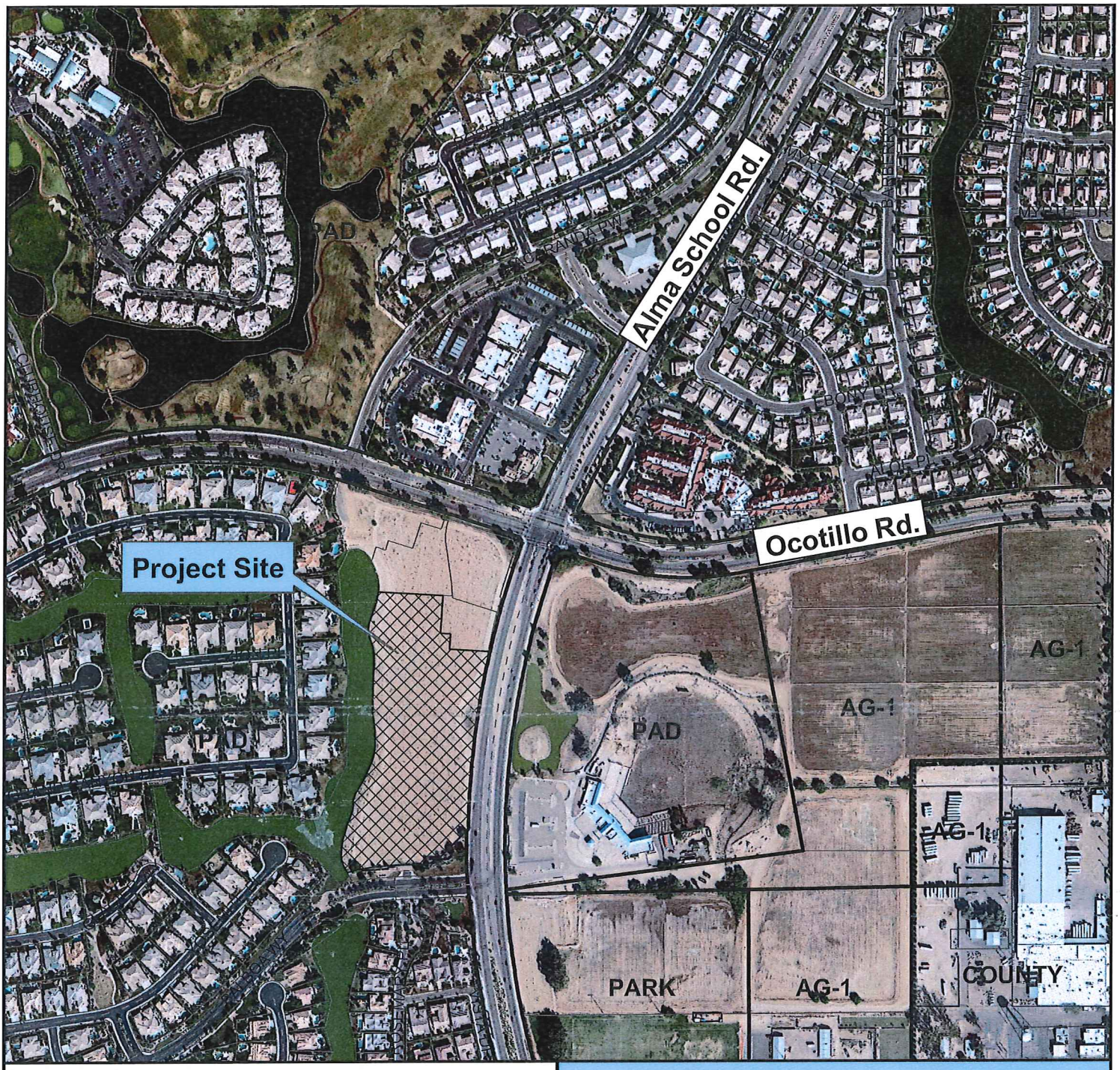
Vicinity Map

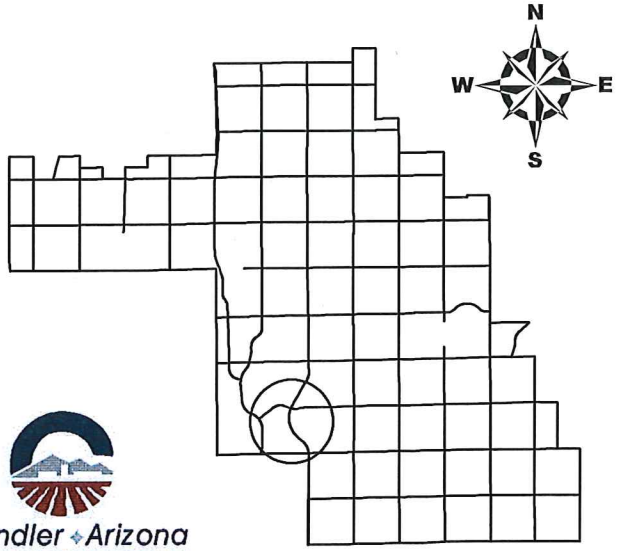
LUP15-0002

Ocotillo Village Health Club & Spa
Liquor Use Permit

CITY OF CHANDLER 1/26/2015



Vicinity Map



LUP15-0002

Ocotillo Village Health Club & Spa
Liquor Use Permit

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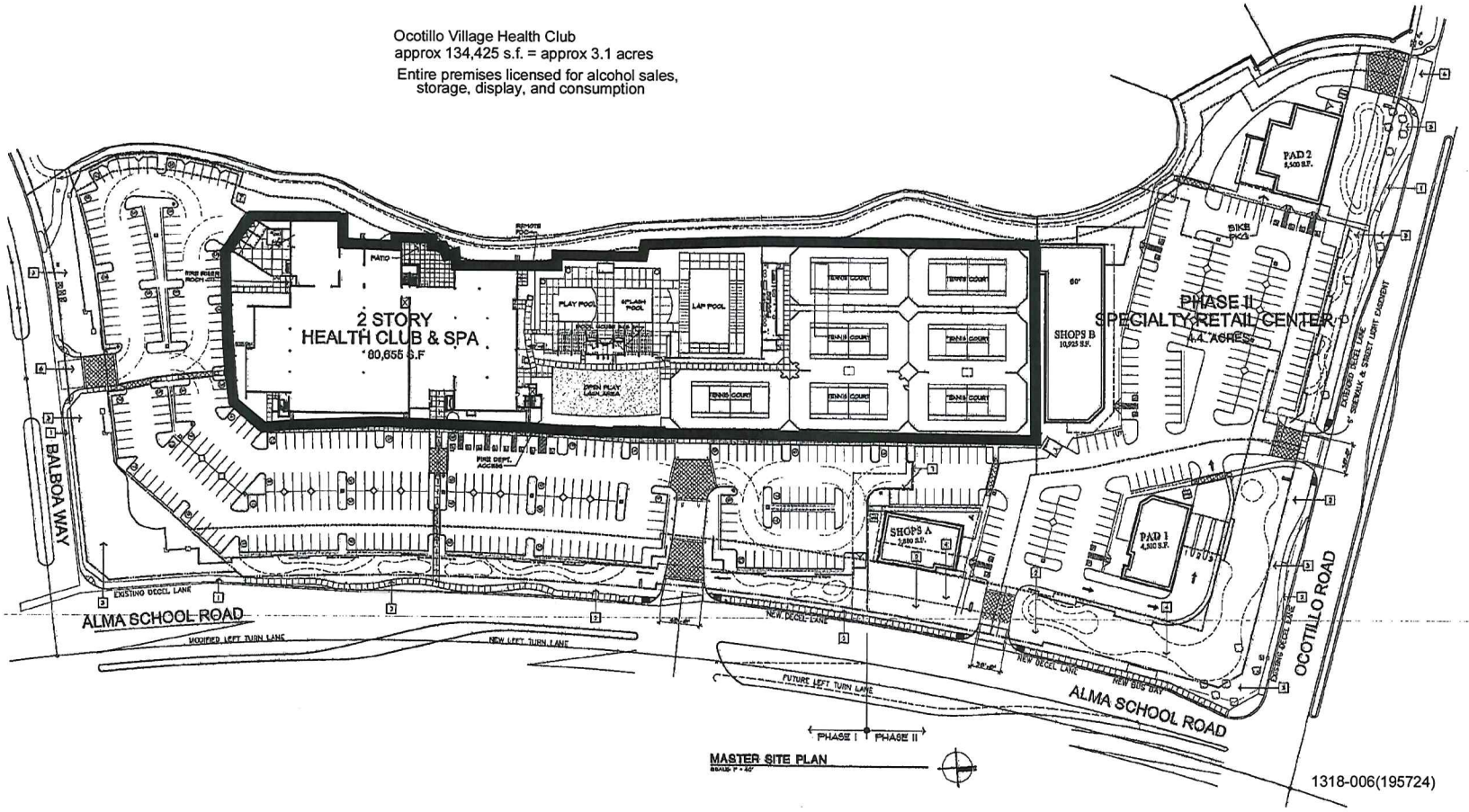
CITY OF CHANDLER 1/26/2015

Ocotillo Village Health Club
approx 134,425 s.f. = approx 3.1 acres
Entire premises licensed for alcohol sales, storage, display, and consumption



MASTER SITE PLAN

1318-006(195724)

Butler Design Group Inc.
Architects & Planners
5017 East Washington St.
Suite 107
Phoenix, Arizona 85034
phone 602-267-1000
fax 602-267-7722

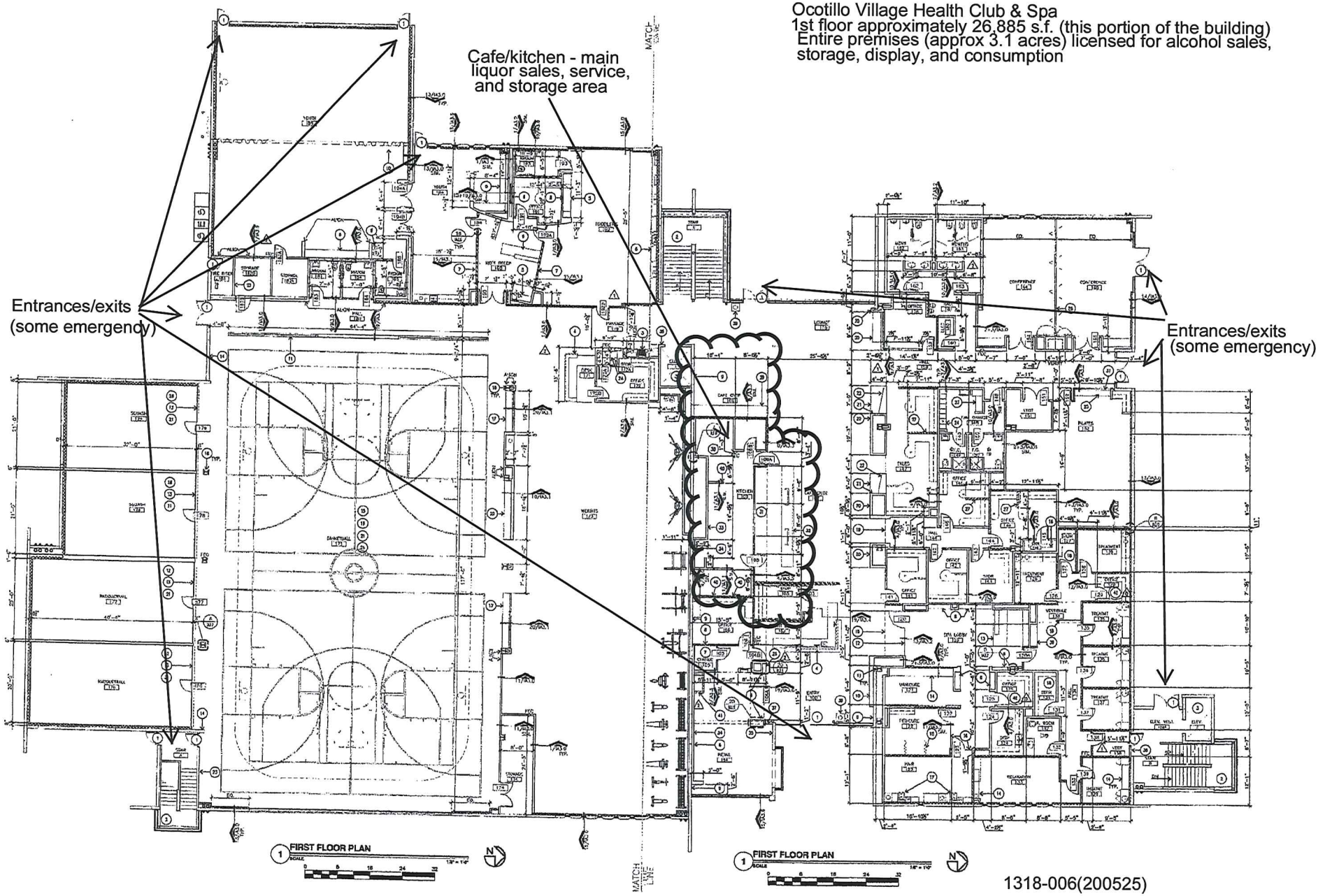
Village

DMB

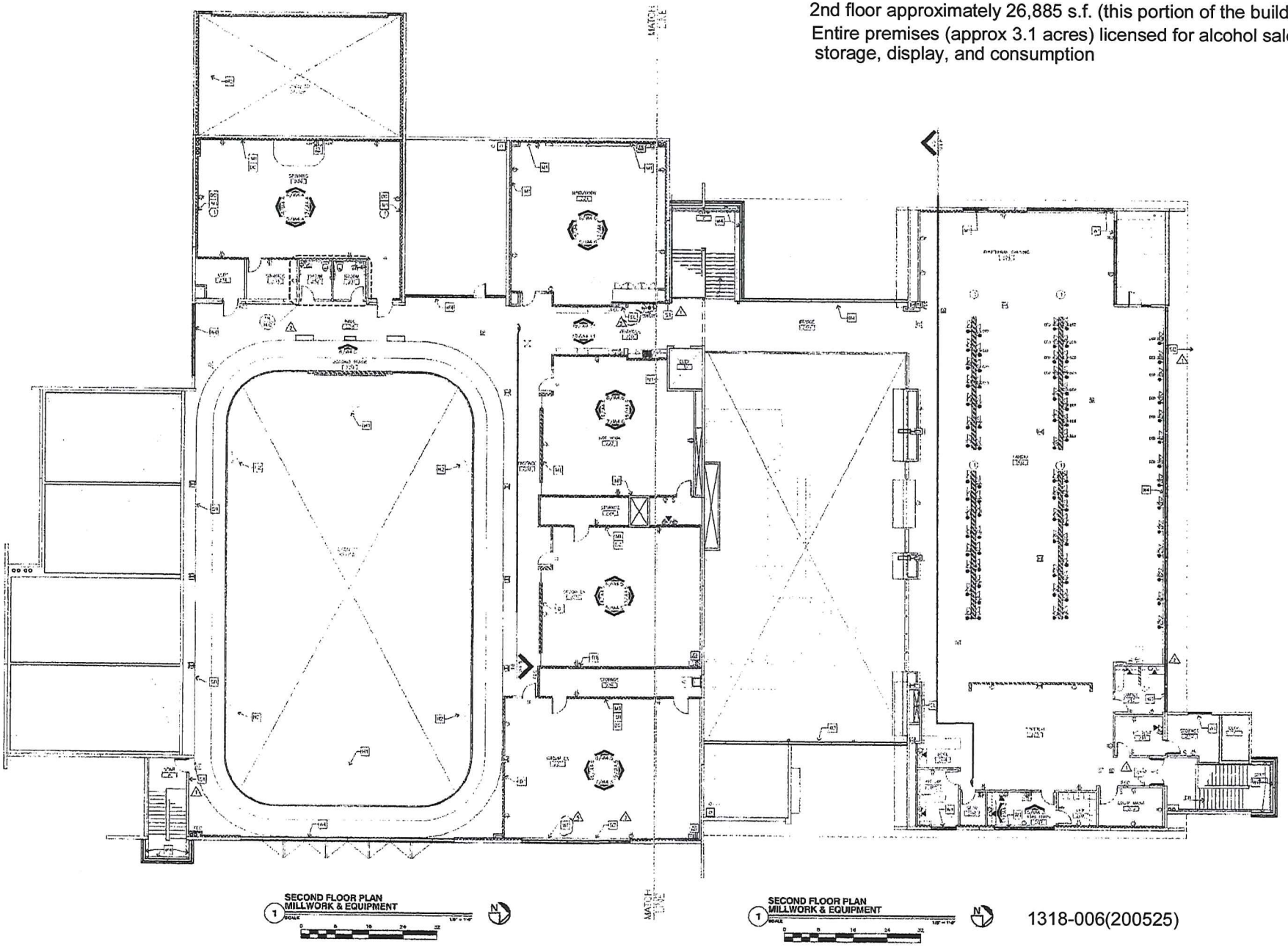
OCOTILLO VILLAGE
HEALTH CLUB
4200 SOUTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85248

Title	MASTER SITE PLAN
Date	11/04/15
Project number	13097
Drawn by	GN
Checked by	JM
CAD file	13097-MSP

MSP


Ocotillo Village Health Club & Spa
1st floor approximately 26,885 s.f. (this portion of the building)
Entire premises (approx 3.1 acres) licensed for alcohol sales, storage, display, and consumption
Cafe/kitchen - main liquor sales, service, and storage area
Entrances/exits (some emergency)
Entrances/exits (some emergency)
1 FIRST FLOOR PLAN
1 FIRST FLOOR PLAN
MATCH LINE
MATCH LINE
1318-006(200525)

Ocotillo Village Health Club & Spa
2nd floor approximately 26,885 s.f. (this portion of the building)
Entire premises (approx 3.1 acres) licensed for alcohol sales, storage, display, and consumption



1318-006(200525)

Narrative for Chandler use permit application:

The Ocotillo Village Health Club & Spa is a full-service health club and spa facility. So that it can provide refreshments as part of the health club and spa experience that are comparable with those offered at other DMB Village Health Club and Spa properties, it is applying for a series 7 beer and wine liquor license for its Ocotillo Village Health Club & Spa facility. The liquor license will provide the ability to serve beer and wine to its patrons which will be consistent with the other Village Health Club and Spa properties. As a health club and spa facility, typical hours of liquor service are expected to be 6:30 am to 7:30 pm Monday through Thursday; 6:30 am to 5:30 pm Fridays, and 7:30 am to 5:30 pm on Saturdays and Sundays. The service area is represented on the attached site plan. Access to and from the licensed area will be through designated access points. The facility is currently under construction and landscaping, architecture, parking, pedestrian access, fencing, and signage have all been addressed and are of record at the City of Chandler Planning Department. A liquor license for the Ocotillo Village Health Club & Spa will allow its customers the same conveniences and services as can be found at the Village Racquet & Health Club, the DC Ranch Village Health Club & Spa and the Gainey Village Health Club & Spa.

Contact person's name: Pam Sines – (480) 304-8300 – psines@gamlaw.com