



Chandler · Arizona
Where Values Make The Difference

F.
APR 15 2015



MEMORANDUM

Planning Division – PZ Memo No. 15-043

DATE: APRIL 15, 2015

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: LUP15-0003 DIRTY BLONDE TAVERN

Request: Liquor Use Permit approval to allow liquor sales as permitted by a Series 6 Bar License to sell and serve liquor for on-site consumption indoors and within an outside patio and live entertainment indoors

Location: 4929 W. Chandler Blvd., Suite 12, the southeast corner of Chandler Blvd. and Rural Rd.

Applicant: Amy Nations, ALIC

Project Info: Approximately 4,800 square foot bar/restaurant with indoor and outdoor dining within a commercial center

RECOMMENDATION

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

BACKGROUND

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 6 Bar License within an existing bar/restaurant and outdoor patio area including live entertainment indoors only. The Series 6 Bar License would allow the sale and service of all spirituous liquors and off-sale “To Go” privileges.

This bar/restaurant is in operation and located within an inline retail shops space at Twelve Oaks Plaza. The 4,000 square foot tenant space has been a bar/restaurant for several years. The

previous tenant, Sage Bar & Vietnamese Cuisine, operated with a Series 6 Bar License including live entertainment. The Liquor Use Permit was approved in August 2013 for one year.

Dirty Blonde Tavern has an existing outdoor patio that is approximately 872 square feet. The bar/restaurant intends to operate 7 days a week, 11 a.m. to 11 p.m. Monday through Thursday, 11 a.m. to 2 a.m. Friday and Saturday, and 11 a.m. to 10 p.m. Sunday. The business wants to maintain approval for live entertainment indoors only. Zoning conditions are recommended as per the prior Liquor Use Permit case regarding live entertainment and associated noise.

DISCUSSION

Planning Staff finds the request for a Series 6 Bar License and live entertainment appropriate with conditions to mitigate noise to surrounding property. Staff recommends a one-year timing condition because of new ownership and the continuation of live entertainment.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 7, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of concerns from surrounding property owners or businesses.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit 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 6 (Bar 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.
5. Music shall occur indoors only.
6. Music shall be controlled so as to not unreasonably disturb area residents and businesses and shall not exceed the ambient noise level as measured at the commercial property line.
7. The Liquor Use Permit shall remain in effect for one (1) year 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.

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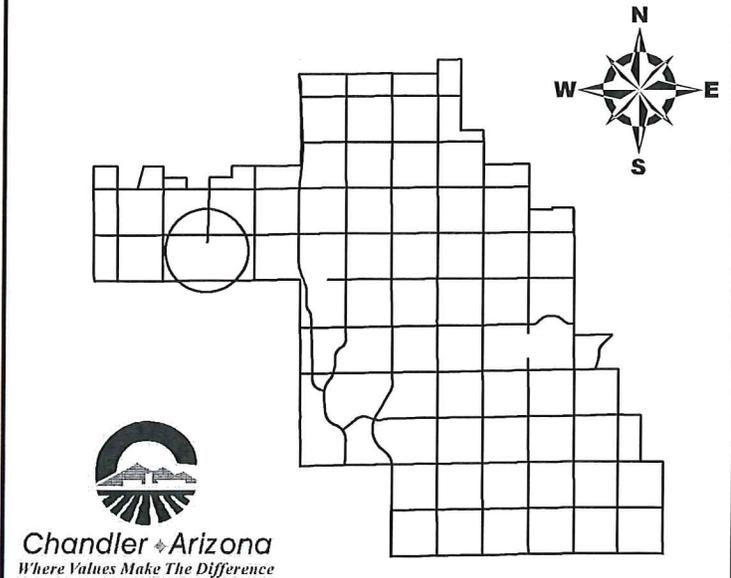
April 15, 2015

PROPOSED MOTION

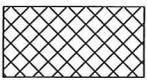
Motion to recommend approval of Liquor Use Permit case LUP15-0003 DIRTY BLONDE TAVERN, subject to the conditions as recommended by Planning Staff.

Attachments

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



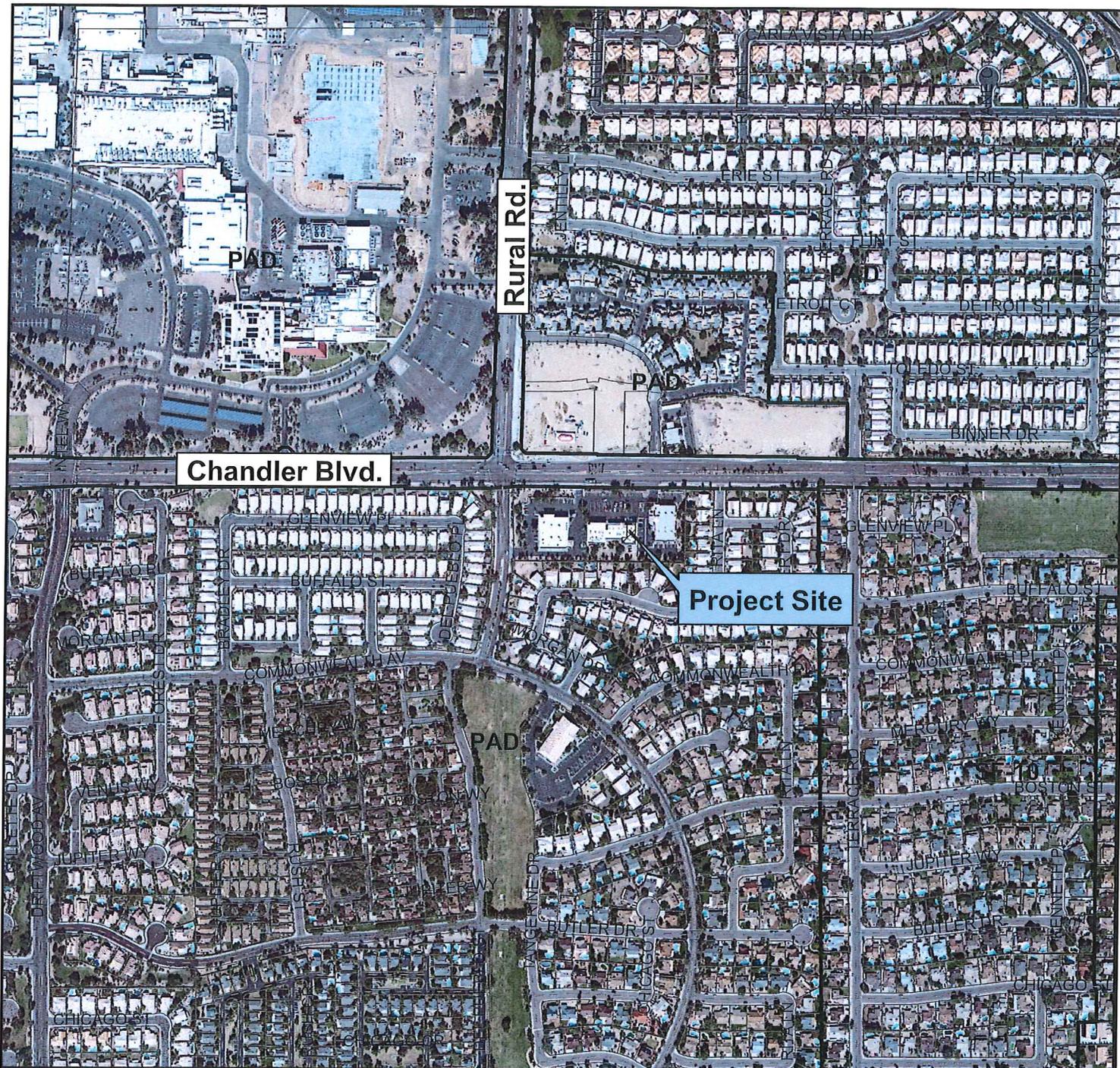
Vicinity Map



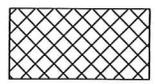
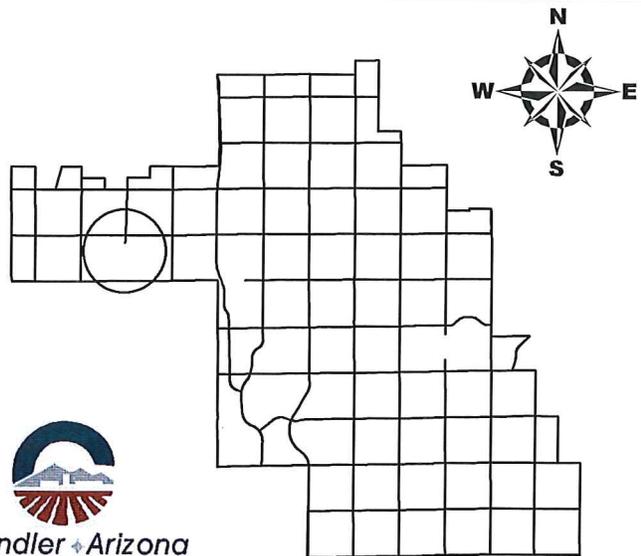
LUP15-0003

**Dirty Blonde Tavern
Liquor Use Permit**

CITY OF CHANDLER 2/9/2015



Vicinity Map



LUP15-0003

**Dirty Blonde Tavern
Liquor Use Permit**



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ARIZONA LIQUOR
INDUSTRY CONSULTANTS

^{DIVISION}
~~City of Chandler Planning and Development Department~~
~~Current Planning Division~~
215 E. Buffalo Street
Chandler, Arizona 85225

January 23rd, 2015

To Whom It May Concern:

We would like to request a liquor use permit for Dirty Blonde Tavern previously Sage Bar which holds a series 06 bar liquor license located at 4929 W. Chandler Blvd. Suite 12 in Chandler on the east side of the Twelve Oaks Commercial Plaza.

Dirty Blonde Tavern is currently open 7 days a week, 11am to 11pm Monday through Thursday, 11am to 2am Friday and Saturday, Sunday's 11am to 10pm. Our establishment is 4000 square feet on the inside and our patio is 872 square feet. We currently employ 4 full-time and 5 part-time people. We have 241 parking spaces on site but share them with other businesses in our complex.

Dirty Blonde Tavern will have live entertainment some Thursday, Friday and Saturday nights consisting of acoustical guitarist, karaoke, dj and small bands. All live entertainment will be held inside with the doors closed. We will also keep the sound levels down so that we won't disturb surrounding neighbors and businesses. The bar still also has 14 televisions, 1 pool table, 1 dart game, 1 video game and a golden tee game all inside the establishment.

Dirty Blonde Tavern also offers food such as burgers, sandwiches and salads.

Please contact me if you have any questions.

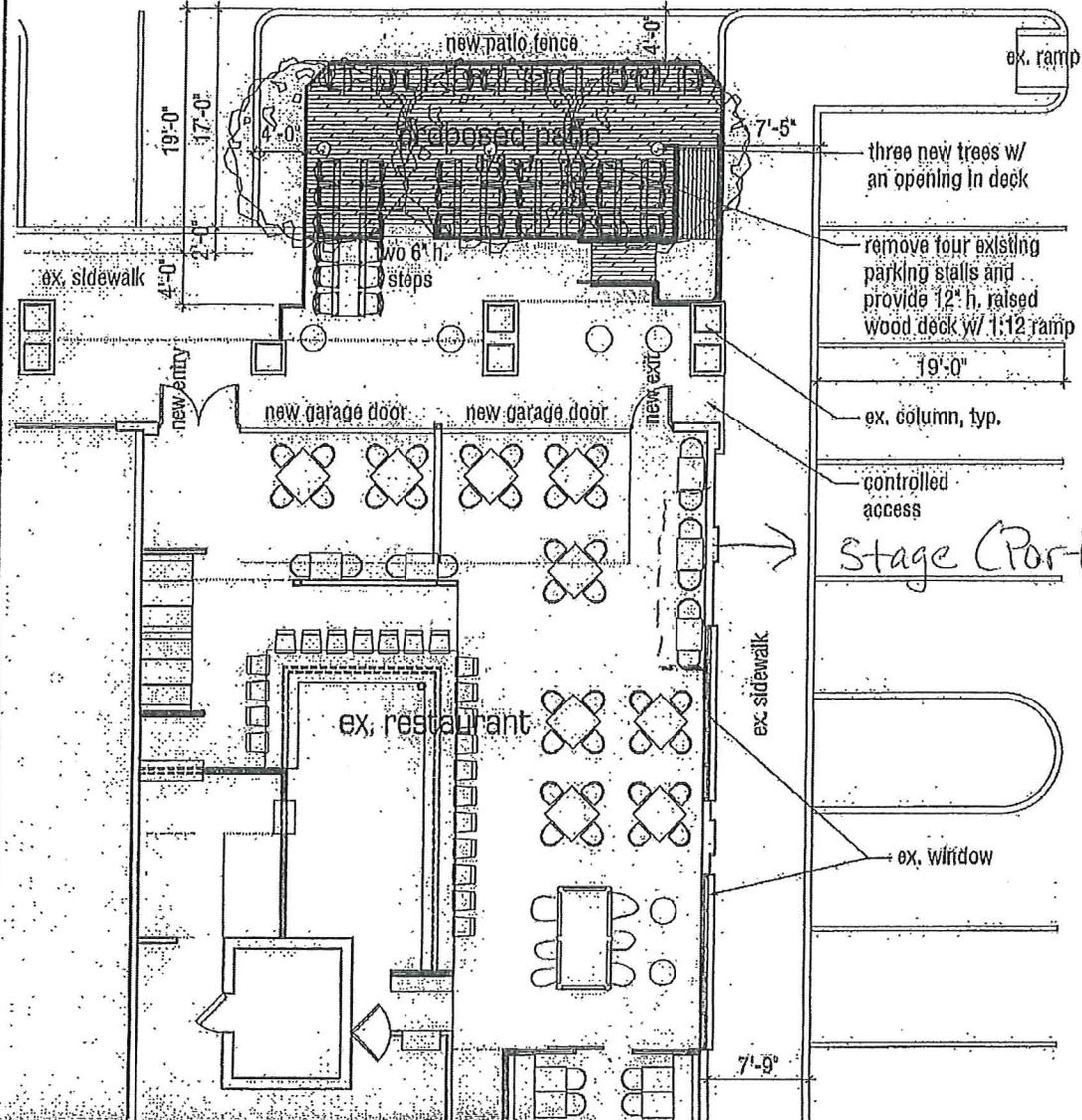
Respectfully Submitted,

A handwritten signature in cursive script that reads "Amy Nations".

Amy Nations
Arizona Liquor Industry Consultants

proposed patio plan alternate

sk-01 rev1



- three new trees w/ an opening in deck
- remove four existing parking stalls and provide 12' h. raised wood deck w/ 1:12 ramp
- 19'-0"
- ex. column, typ.

controlled access
Stage (Portable)

site data

building areas:

ex. building area: 42,785 s.f.
 proposed patio area: 872 s.f.
 total area: 43,657 s.f.

Pool table

parking requirements:

parking required: $(43,657 / 1000 * 5.5) = 241$ spaces
 parking provided: 245 existing - 4 infill = 241 spaces

sage restaurant

4929 w. chandler Blvd. #12

date: october 25, 2011

scale: 1/8" = 1'-0"

sheet reference: n/a



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Tape Measure

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