



MEMORANDUM Planning Division - PZ Memo No. 15-048

DATE: MAY 20, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: LUP15-0006 PALETTE COLLECTIVE

Request: Liquor Use Permit approval to sell and serve liquor as permitted under a Series 7 Beer and Wine License for on-premise consumption indoors
Location: 2100 South Gilbert Road, Suite 22 in Mill Crossing
Applicant: Amy Nations, ALIC

RECOMMENDATION

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

BACKGROUND

Palette Collective is a new beauty salon located at 2100 South Gilbert Road, Suite 22, in Mill Crossing. JCPenney, McDonald's, Firehouse Subs, Comerica Bank, and other retailers are existing businesses in the commercial retail center.

The request is for Liquor Use Permit approval to sell and serve beer and wine as permitted under a Series 7 Beer and Wine License for on-premise consumption indoors.

The beauty salon provides 25 booths to be rented out and can be individually designed to each stylist. The coffee, beer and wine bar service is independent from the salon booth stylists. Palette Collective employees will serve the beer and wine. Three full-time and one part-time employee are anticipated. Total floor area is approximately 4,558 sq. ft. with 12 indoor seats. Hours of operation will be seven days a week from 9 a.m. until 10 p.m. Liquor consumption within the outdoor seating area is not part of this request. Signage will be posted indicating no alcohol is allowed outdoors.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed out on April 7, 2015, in lieu of a neighborhood meeting.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Liquor Use Permit subject to the following conditions:

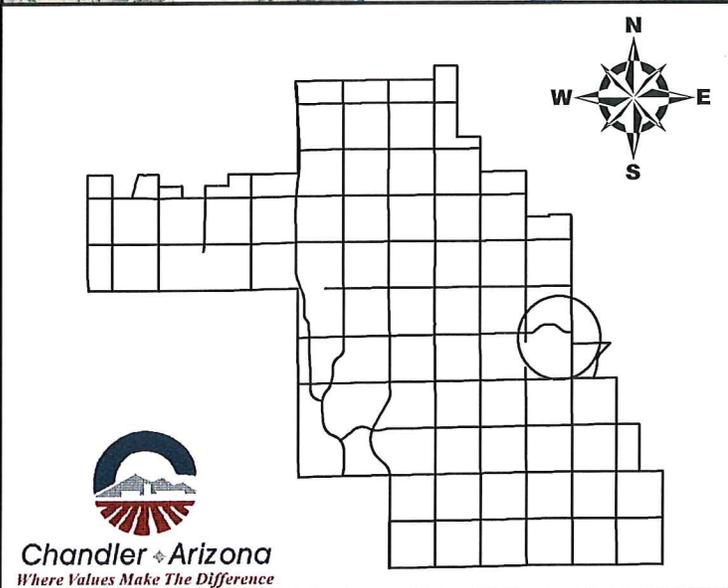
1. The Liquor Use Permit granted is for a Series 7 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Liquor Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require a new Liquor Use Permit application and approval.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of Liquor Use Permit case LUP15-0006 PALETTE COLLECTIVE, subject to the conditions as recommended by Planning Staff.

Attachments

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

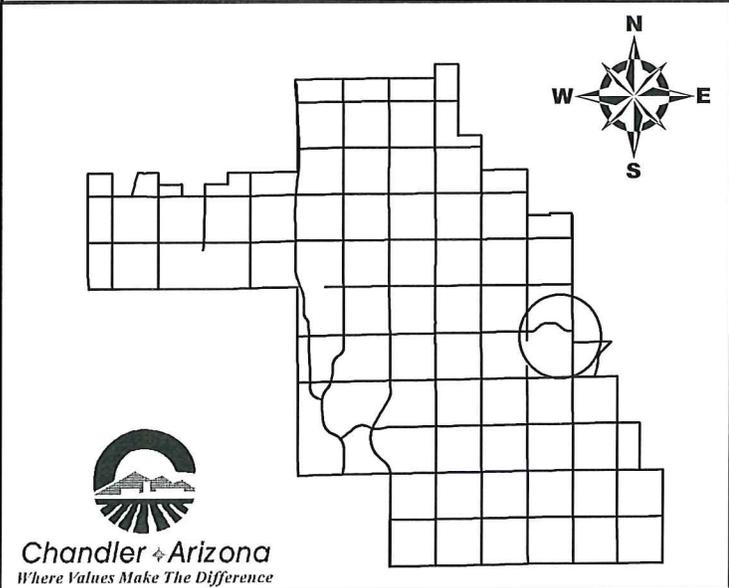
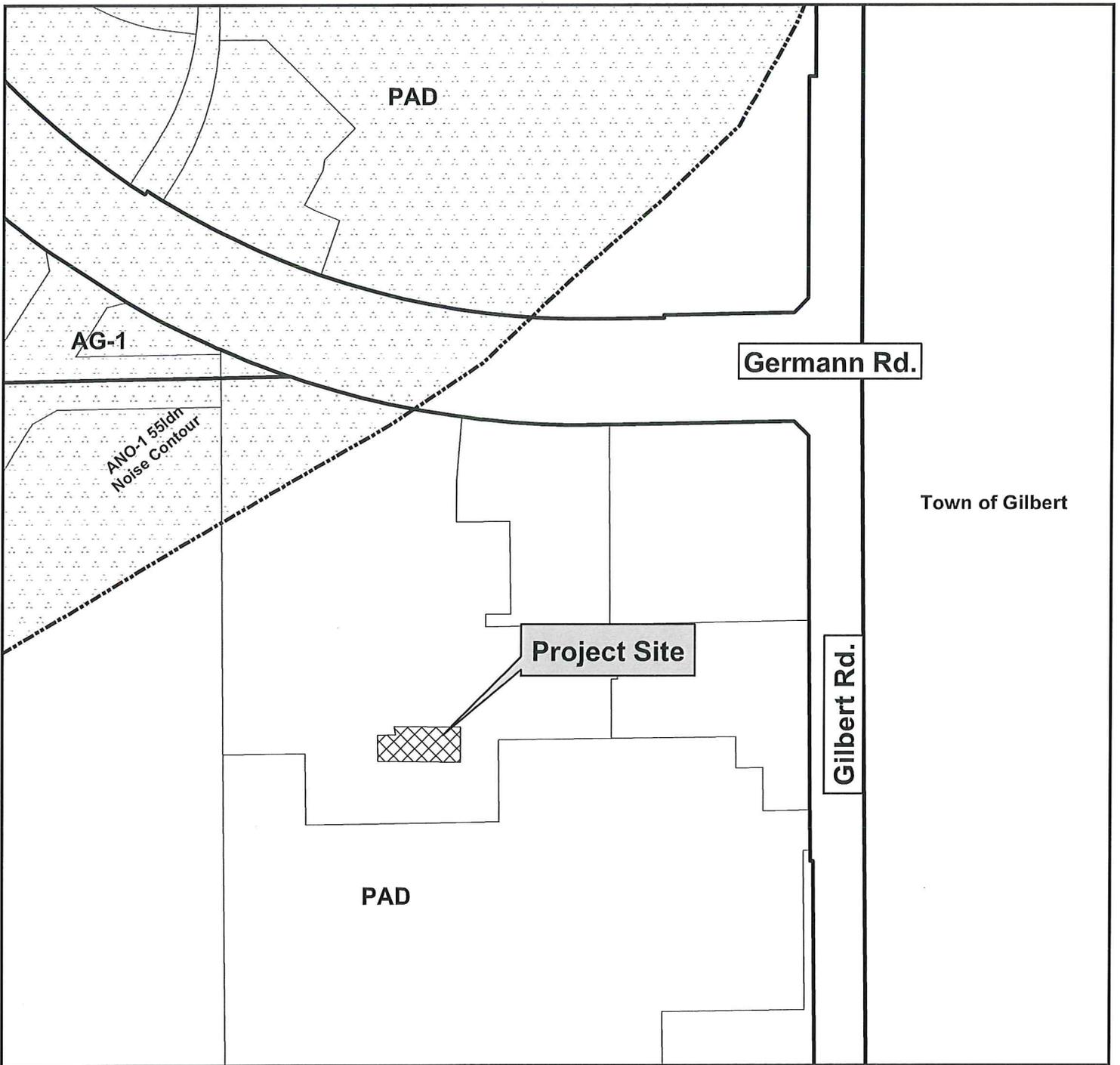


Vicinity Map

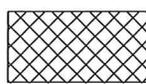


LUP15-0006

**Palette Collective
Liquor Use Permit**



Vicinity Map



LUP15-0006

**Palette Collective
Liquor Use Permit**

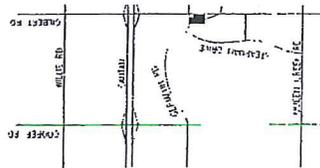
0 30 60

SITE

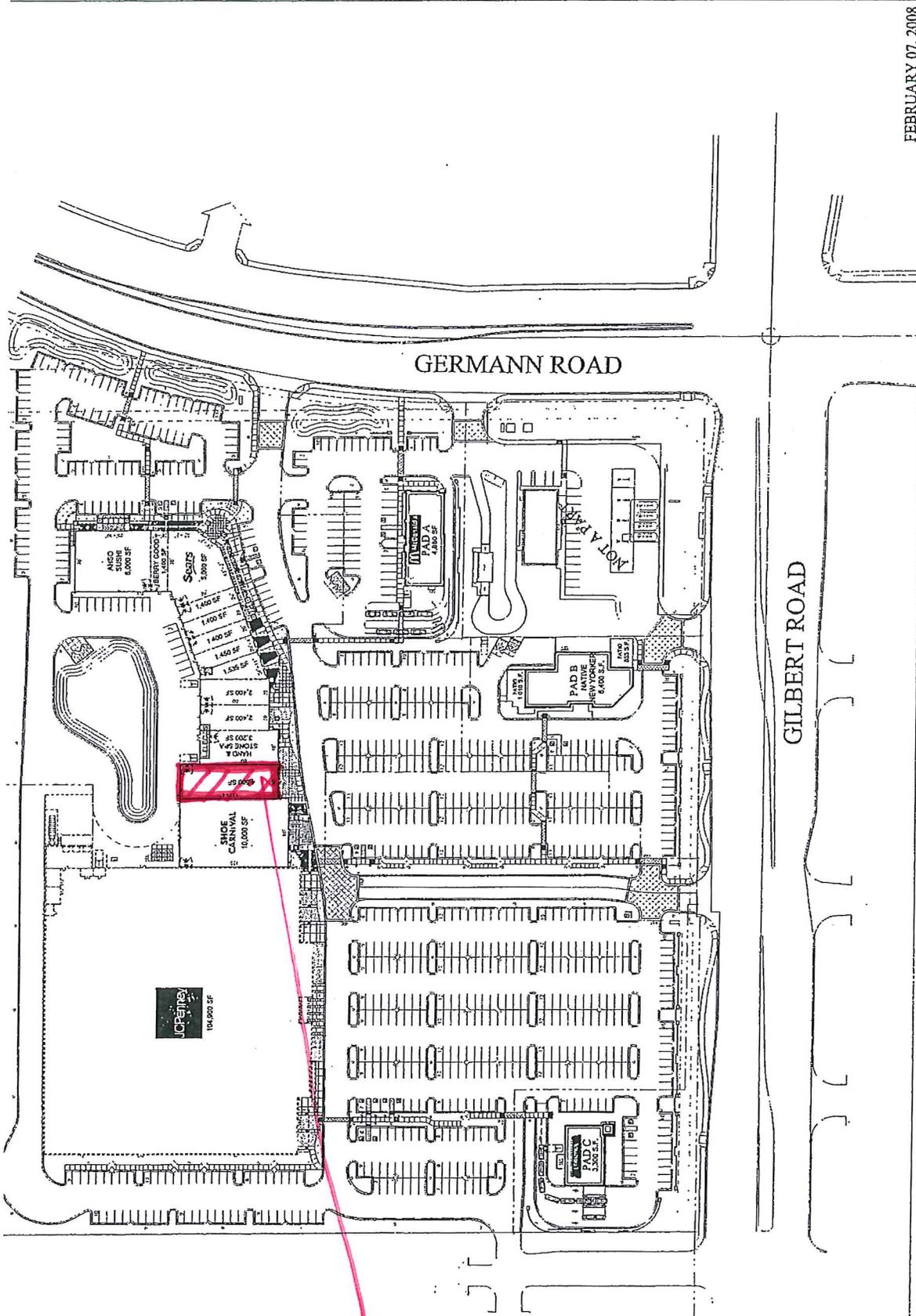
GROSS SITE AREA
(EXCLUDING CORNER PAD)
NET SITE AREA
(EXCLUDING CORNER PAD)

LEASABLE BUILDING AREA
(TENANT S.F.)
PARKING PROVIDED
(PARKING RATIO)

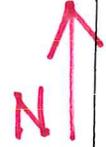
VICINITY



OPUS A



FEBRUARY 07, 2008



GERMANN ROAD

GILBERT ROAD



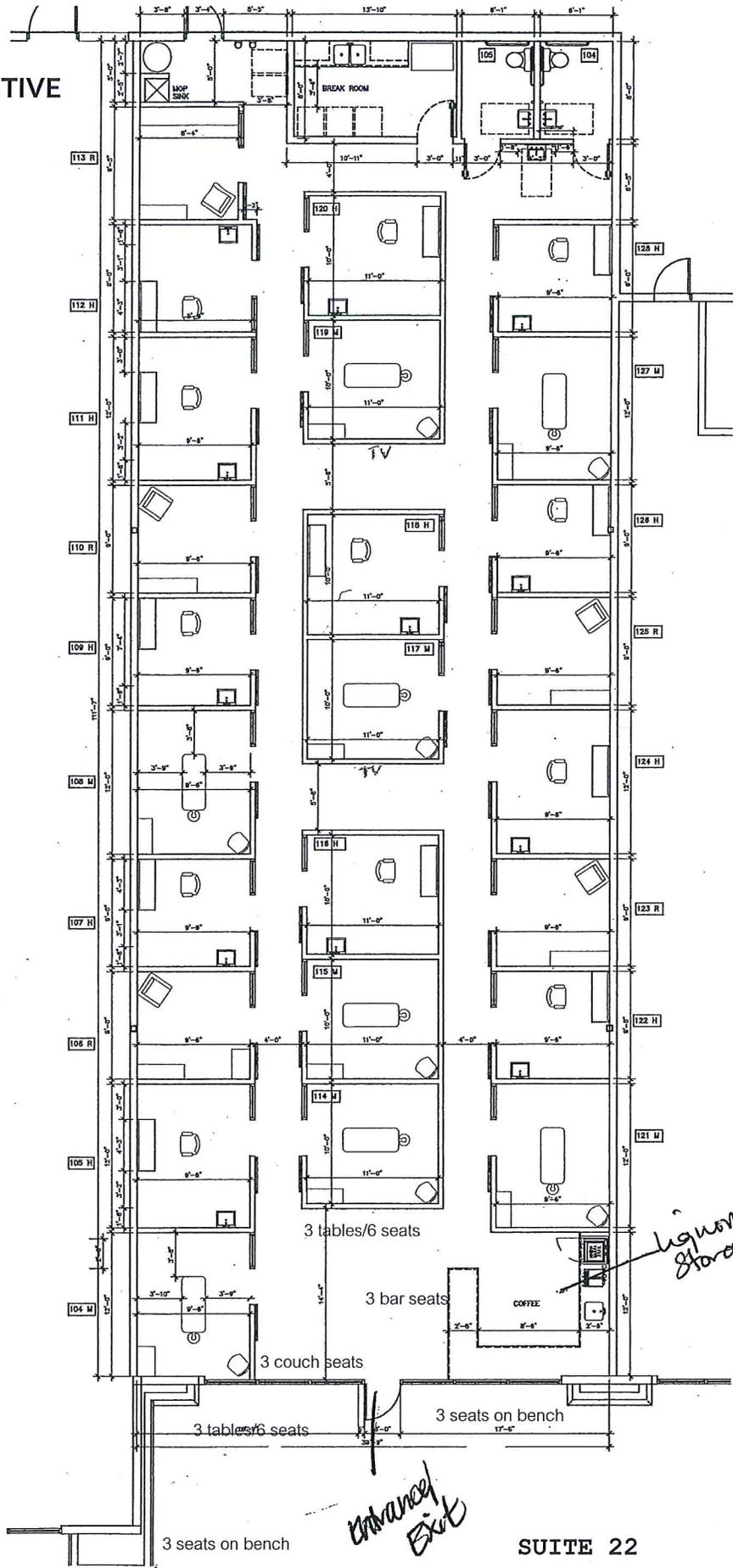
SWC Gilbert Road & Germann Road
Chandler, AZ

JOHN DEERE
10,000 SF

SUITE 22
Palette Collective



PALETTE COLLECTIVE FLOOR PLAN



SUITE 22



North

4558 S9.P2.

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

March 17, 2015

To Whom It May Concern:

We would like to respectfully request a Liquor Use Permit for a Series 7 on & off sale liquor license for a Coffee Wine Bar with a Hair Salon inside the premises located at Palette Collective, 2100 S Gilbert Rd Ste 22, Chandler AZ.

Palette Collectives interior total is a 4,558 square feet. There are approximately 12 seats on the inside and 25 salon booths. The salon booths are separate and independent from our business. At no point will any of the salon employees be serving or selling the alcohol. Our servers will visit the rooms at regular intervals and/or by a paging system. There will be a patio which is not enclosed therefore we will not be selling any alcohol outdoors and we will have signs posted stating no alcohol. There will be no live entertainment. There are 2-42" TV's down the center two hallways and there will be 2 speakers in the lobby area.

The regular business hours will be seven (7) days a week from 9 am – 10 pm. Palette Collective will employ approximately 3 Full time employees and 1 part time.

Sincerely,

A handwritten signature in cursive script that reads "Amy Nations". The signature is written in black ink and is positioned above the printed name.

Amy Nations