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FEB 22 2007



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**MEMORANDUM**

**Planning & Development - CC Memo No. 07-025**

**DATE:** FEBRUARY 8, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR   
BOB WEWORSKI, PRINCIPAL PLANNER 

**FROM:** ERIK SWANSON, CITY PLANNER 

**SUBJECT:** UP07-004 T.G.I. FRIDAY'S

Request: Use Permit approval for a Series 12 liquor license

Location: 2920 E. Germann Road  
Crossroads Towne Center

Applicant: Kathy Carter

**RECOMMENDATION**

The request is for a Use Permit to sell liquor by individual portions for on-premise consumption (Series 12 license) to restaurant patrons in a new restaurant. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

**BACKGROUND**

The subject site is located within the Crossroads Towne Center. Crossroads Towne Center is located south of the 202 Santan Freeway, and is divided by Gilbert Road, with the eastern portion of the center located within the Town of Gilbert.

T.G.I. Friday's operates approximately 855 T.G.I. Friday's brand restaurants in 47 states and in 56 countries. This will be the third T.G.I. Friday's for Chandler. The site is approximately 7,096 square feet. This site will staff approximately 110 employees, of which there will be one General Manager and five full-time managers. The hours of operation will be from 11 a.m. to 2 a.m., daily.

Approximately 1,787 sq. ft. will be utilized as kitchen and food preparation, 957 sq. ft. for the bar area, and 3,072 sq. ft. for the main dining area. The outdoor dining area is approximately 364 sq. ft. and will provide dining for 24-30 patrons. The restaurant will provide seating for approximately 218 patrons.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. The establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

**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 description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- The Police Department has been informed of the application and has not responded as of the writing of this memo.
- A neighborhood meeting was held on Thursday, February 1, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received no calls or letters of opposition to the Use Permit request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:                      In Favor: 6                      Opposed: 0                      Absent: 1 (Anderson)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of the Use Permit subject to the following conditions:

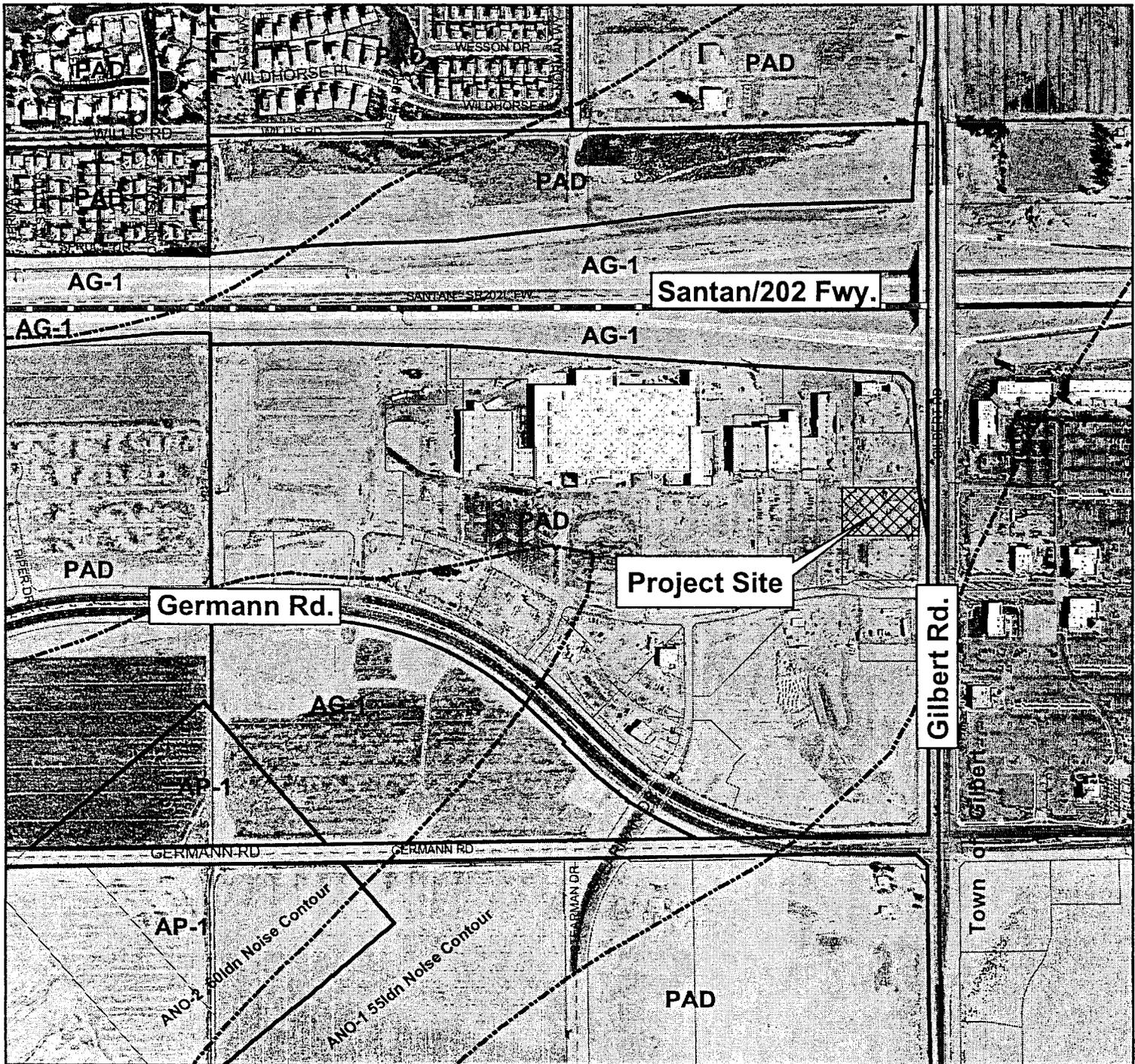
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other store locations.

**PROPOSED MOTION**

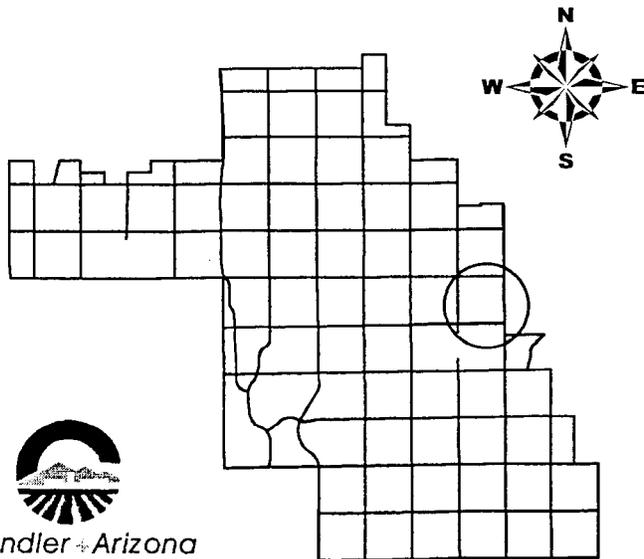
Move to approve UP07-0004 TGI FRIDAY'S, use permit for liquor sales, subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative



## Vicinity Map



UP07-0004

TGI Friday's



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**NARRATIVE FOR TGI FRIDAY'S LOCATED AT THE  
CROSSROADS TOWNE CENTER**

The TGI Friday's located at 2920 E. Germann in Chandler, Arizona is a full service, casual dining restaurant with a bar. The total square footage of the premises is 7,096 square feet which will include an outdoor dining patio, a service yard and approximately 81 parking spaces. The total seating for the restaurant is 218 and the patio will accommodate up to 30 patrons.

Presently, smoking in or around the restaurant is under review and the smoking areas will be dictated in accordance with the City of Chandler and the State of Arizona laws and ordinances. There will be no patron dancing on the premises at any time and the sale of alcoholic beverages will be incidental to the sale of food.

The restaurant will staff approximately 110 employees, of which there will be one General Manager and 5 full time Managers. The hours of operation for our restaurant will be from 11:00am to 2:00am Monday through Sunday.