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MAR 05 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-043**

**DATE:** FEBRUARY 22, 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:** UP06-0076 LOGAN'S ROADHOUSE

**Request:** Use Permit approval for Series 12 Restaurant license

**Location:** 3481 W. Frye Road

**Applicant:** Jennifer Maxey  
Logan's Roadhouse

**RECOMMENDATION**

Request Use Permit approval for a liquor license (Series 12 Restaurant) for on-premise consumption (all spirituous liquor) within 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 at the southeast corner of Frye Road and Chandler Village Drive, south of the Chandler Fashion Center. Directly east is a bank pad. To the site's south is a vacant pad, and beyond that a Sports Authority and Bed, Bath and Beyond. West, across Chandler Village Drive is the historic Price House.

Logan's Roadhouse operates approximately 169 restaurants in 20 states. This location will be the first for Chandler, and the second for Arizona. The subject site is approximately 8,034 sq. ft. Logan's Roadhouse will be open seven days a week from 11 a.m. to 10 p.m. Sunday through

Thursday, and 11 a.m. to 11 p.m. Fridays and Saturdays, and will have approximately 100 employees.

Approximately 2,768 sq. ft. will be utilized for the main dining area, and 1,034 sq. ft. for the bar area. The restaurant will provide seating for approximately 214 patrons, and the bar area seating for 72 patrons. There is no outdoor eating area provided.

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.

- The Police Department has been informed of the application and has responded with no concerns.
- A neighborhood meeting was held on Monday February 12, 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 (Cason)

### **RECOMMENDED ACTION**

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

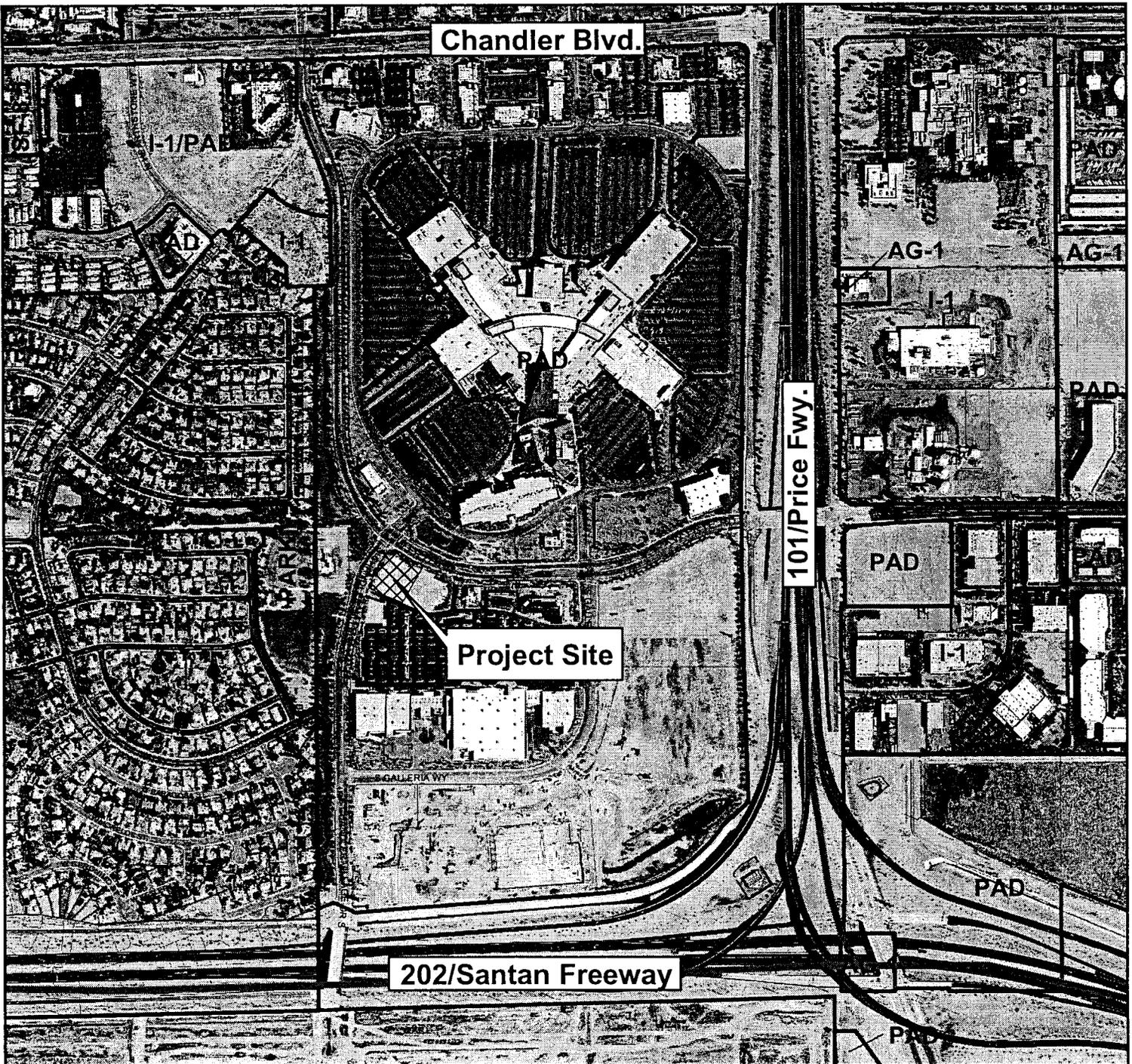
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application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

### **PROPOSED MOTION**

Move to approve UP06-0076 LOGAN'S ROADHOUSE, 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



Chandler Blvd.

I-1/PAB

PAD

PAD

AG-1

AG-1

PAD

PAD

PAD

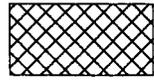
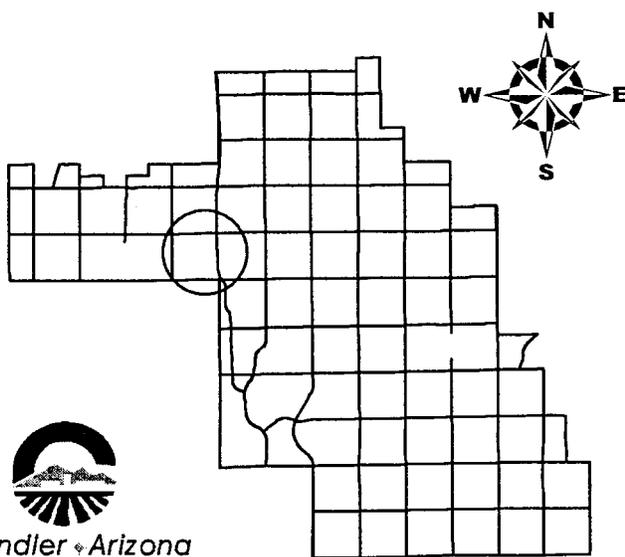
Project Site

101/Price Fwy.

202/Santan Freeway

PAD

### Vicinity Map



UP06-0076

Logan's Roadhouse



Chandler, Arizona  
Where Values Make The Difference



DESIGN  
ENGINEERING  
ARCHITECTURAL  
MECHANICAL AND ELECTRICAL  
PLUMBING AND SANITARY  
HEATING, VENTILATION AND AIR  
CONDITIONING  
FIRE PROTECTION  
ACoustics

ROADHOUSE  
Logans  
3001 Arroyo Dr., Suite 200  
Knoxville, Tennessee 37904  
Phone (615) 595-4056

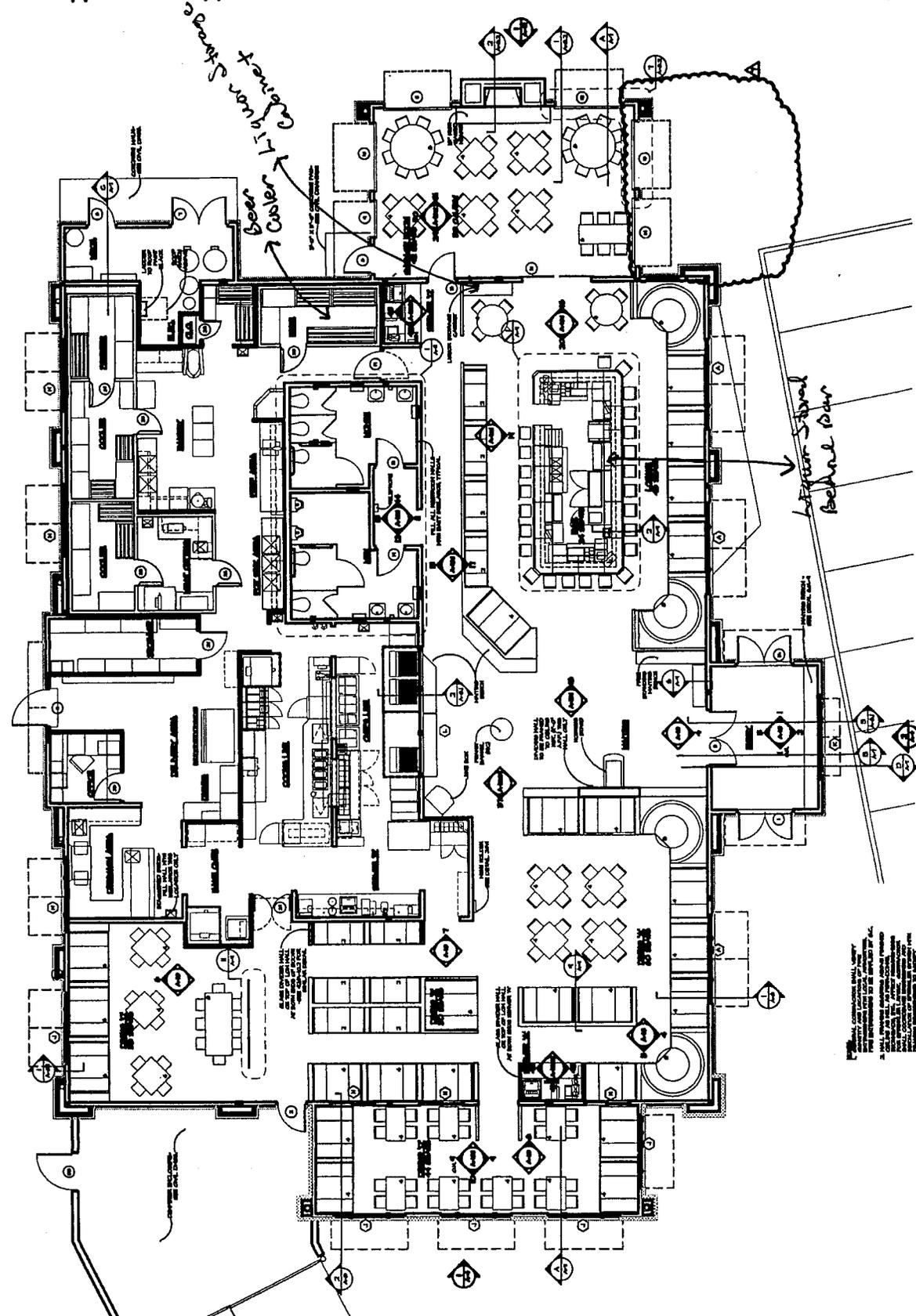
LOGANS  
ROADHOUSE

LOCATION:  
CAMMIELE HANCOCK CENTER  
CAMMIELE, ARIZONA

JOB NUMBER: 40-0448

- REVISIONS:
- 1. INITIAL DESIGN
  - 2. REVISED DESIGN
  - 3. REVISED DESIGN
  - 4. REVISED DESIGN
  - 5. REVISED DESIGN
  - 6. REVISED DESIGN
  - 7. REVISED DESIGN
  - 8. REVISED DESIGN
  - 9. REVISED DESIGN
  - 10. REVISED DESIGN

OCTOBER 10, 2005  
A-1  
DESCRIPTIVE FLOOR PLAN  
PROTOTYPE FOR CR



DESCRIPTIVE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING AND SANITARY CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ACoustics CODE AND ALL APPLICABLE LOCAL ORDINANCES.



To be located at: **3481 W Frye Rd. Chandler, AZ 85226**

Logan's Roadhouse will be located on an out lot near the Chandler Fashion Mall. See the attached for aerial perspective. Attached site plan illustrates parking spaces. Logan's Roadhouse is a full service restaurant offering a full menu with alcoholic beverages (see below and attached menu). Logan's Roadhouse is open 7 days per week from 11:00 AM to 10:00 PM Sunday through Thursday and from 11:00 AM to 11:00 PM Friday and Saturday. Logan's Roadhouse employs an average of 100 employees and there is no live entertainment. The attached frontal elevation provides you with the architecture style.

## **Atmosphere**

Logan's Roadhouse revisits the classic roadhouse from days past and brings it to life in a modern way through its welcoming hospitality, attentive service and kickin', upbeat atmosphere.

Come as you are, grab an ice-cold longneck, enjoy a fresh, mesquite-grilled steak, tap your toes to the rockin' roadhouse sounds. Make lifelong friends.

It's a real American tradition.

## **Menu**

We are known for great mesquite-grilled steaks, ice-cold longnecks, mouthwatering, made-from-scratch yeast rolls, and bottomless buckets of in-shell peanuts.

The high-quality, moderately-priced menu features over 30 entrees including aged steaks hand-cut fresh on premises, mesquite-grilled chicken, fresh ground steakburgers, baby-back ribs, seafood, and specialty salads made from only the freshest ingredients.