

37
APR 12 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-067

DATE: MARCH 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, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: UP07-0005 D'VINE WINE AND BAR

Request: Use Permit for a Series 12 liquor license

Location: 3990 S. Alma School Road

Applicant: Amy Nations, AZLIC

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 at the northwest corner of Ocotillo and Alma School Roads. Directly north of the subject site, within the same vicinity, is the Fountains at Ocotillo office development. East, across Alma School Road is the Village at Ocotillo Senior Living Facility. South, across Ocotillo Road is a vacant parcel. Directly west of the subject site is a Holiday Inn hotel.

D'Vine Wine and Bar is a wine bar and restaurant. This will be the second location for D'Vine Wine and Bar, their first being in the City of Mesa. The restaurant portion of D'Vine Wine and Bar will operate Monday thru Thursday from 11 a.m. to 10 p.m, Friday and Saturday from 11 a.m. to 10:30 p.m., and Sunday from 4 p.m. to 10 p.m.. The bar areas will close at

approximately 11 p.m. on weeknights and 12 a.m. on weekends. The hours of the bar operation may extend depending on patronage. D'Vine Wine and Bar will employ approximately 36 local residents.

The restaurant is approximately 2,800 sq.ft. The kitchen preparation area is approximately 648 sq. ft. The dining area is approximately 1,200 sq. ft., and will provide seating for approximately 85. The bar area is approximately 231 sq. ft and will provide seating for approximately 25 patrons. The outdoor patio area is approximately 574 sq. ft. and will provide seating for an additional 25 patrons. The restaurant will utilize a full kitchen.

The restaurant is proposing an outdoor patio. Currently, the outdoor patio does not meet enclosure requirements, and therefore alcohol cannot be served on the patio. The patio will need to be enclosed if alcohol is going to be served on the patio. Staff has added a condition regarding the outdoor patio area.

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 March 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: 4 Opposed: 0 Absent: 3 (Gulsvig, Anderson, Creedon)

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.
4. In order to serve alcohol on the patio, the patio must meet enclosure requirements.

CC Memo 07-067

March 22, 2007

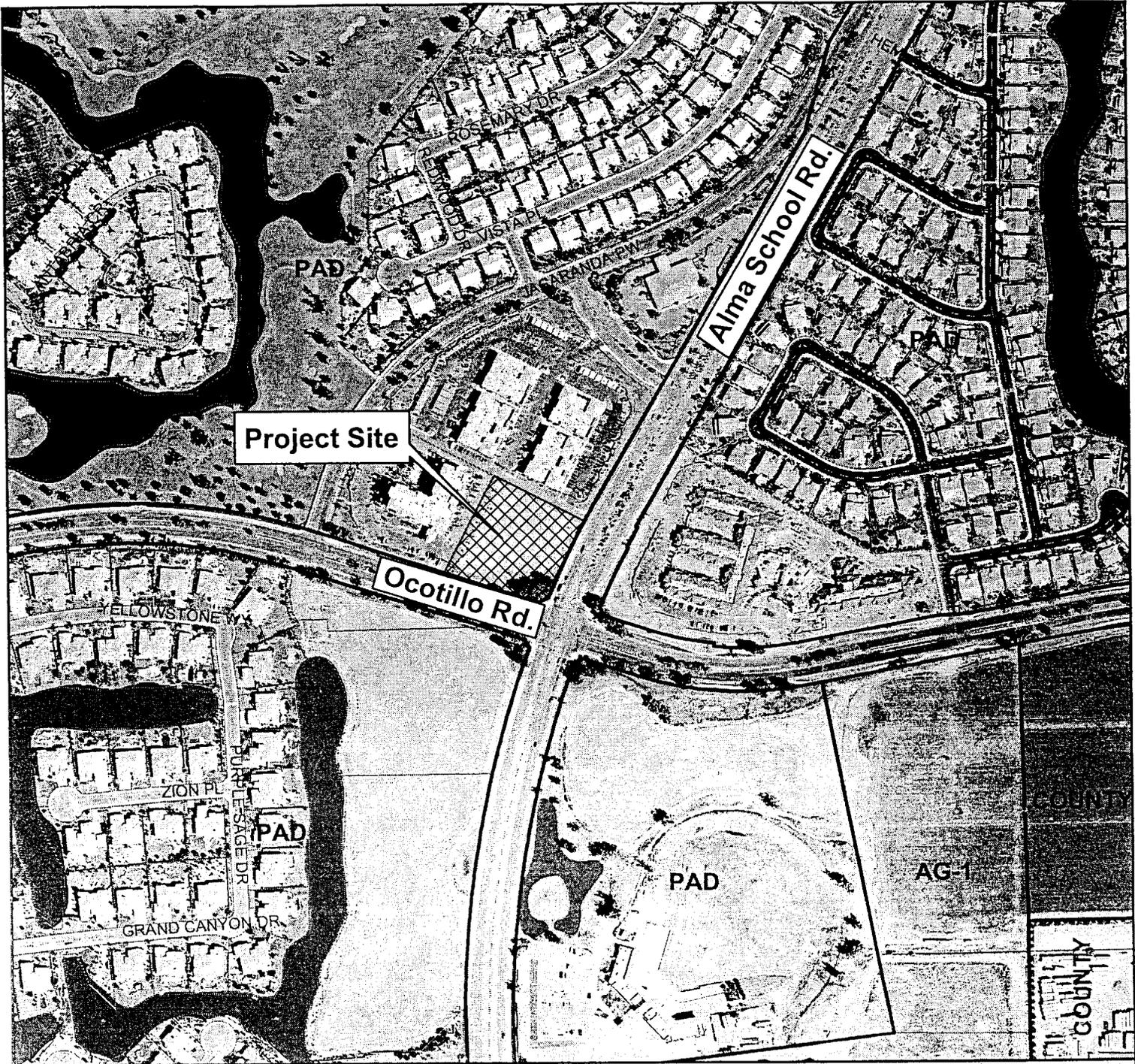
Page 3 of 3

PROPOSED MOTION

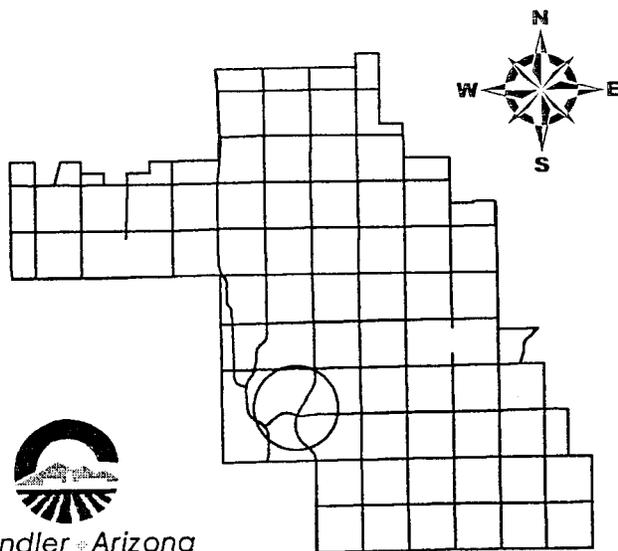
Move to approve UP07-0005 D'VINE WINE AND BAR, use permit for liquor sales, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

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



Vicinity Map



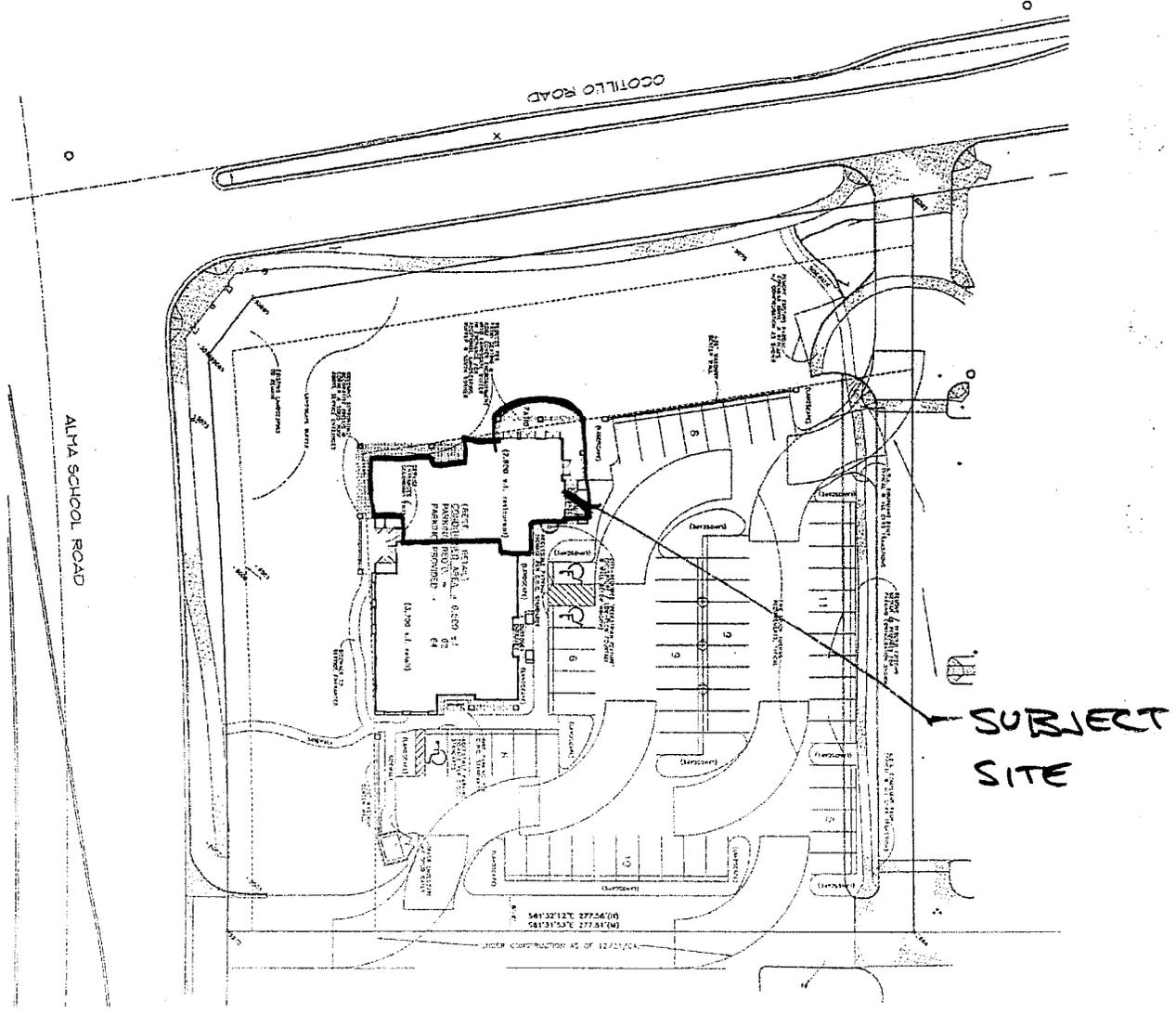
UP07-0005

**D' Vine Wine and Bar
Liquor Use Permit**



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/19/2007



SUBJECT SITE

PROJECT INFORMATION

PROJECT DESCRIPTION & ADDRESS:
 PROJECT: ALMA SCHOOL RESTAURANT & RETAIL
 (3000 S. CENTRAL AVENUE, PHOENIX, ARIZONA 85020)
 OWNER: ALMA SCHOOL DISTRICT

ASSESSOR'S PARCEL NUMBER:
 300-24-001-00

LEGAL DESCRIPTION:
 A PORTION OF THE SEQUOIA QUARTER 34 SECTION 17, T11N, R11E, S11W, MARICOPA COUNTY, ARIZONA AND SAID PORTION OF SECTION 17, T11N, R11E, S11W, MARICOPA COUNTY, ARIZONA.

OWNER / DEVELOPER BY:
 ALMA SCHOOL DISTRICT
 300 S. CENTRAL AVE. #201
 PHOENIX, AZ 85020
 (602) 877-5522
 (602) 877-5511 (fax)

ARCHITECT:
 ARCHITECTURE PLUS, LTD.
 9002 NORTH CENTRAL AVENUE
 PHOENIX, AZ 85020
 (602) 944-7700
 (602) 277-7772 (fax)
 ARCHITECT REGISTRATION # 11111

SURVEYOR:
 PETER BERKOWITZ COMPANY
 1000 N. 19TH AVENUE
 PHOENIX, AZ 85016
 (602) 577-4300
 (602) 225-1395 (fax)

PROJECT DATA

SYMBOLS:
 HATCHED PATTERNS:
 1 (SHRUBBERY)
 2 (CONCRETE)
 3 (ASPHALT)
 4 (PAVEMENT)
 5 (GRAVEL)
 6 (LANDSCAPE)
 7 (LANDSCAPE)
 8 (LANDSCAPE)
 9 (LANDSCAPE)
 10 (LANDSCAPE)
 11 (LANDSCAPE)
 12 (LANDSCAPE)
 13 (LANDSCAPE)
 14 (LANDSCAPE)
 15 (LANDSCAPE)
 16 (LANDSCAPE)
 17 (LANDSCAPE)
 18 (LANDSCAPE)
 19 (LANDSCAPE)
 20 (LANDSCAPE)
 21 (LANDSCAPE)
 22 (LANDSCAPE)
 23 (LANDSCAPE)
 24 (LANDSCAPE)
 25 (LANDSCAPE)
 26 (LANDSCAPE)
 27 (LANDSCAPE)
 28 (LANDSCAPE)
 29 (LANDSCAPE)
 30 (LANDSCAPE)
 31 (LANDSCAPE)
 32 (LANDSCAPE)
 33 (LANDSCAPE)
 34 (LANDSCAPE)
 35 (LANDSCAPE)
 36 (LANDSCAPE)
 37 (LANDSCAPE)
 38 (LANDSCAPE)
 39 (LANDSCAPE)
 40 (LANDSCAPE)
 41 (LANDSCAPE)
 42 (LANDSCAPE)
 43 (LANDSCAPE)
 44 (LANDSCAPE)
 45 (LANDSCAPE)
 46 (LANDSCAPE)
 47 (LANDSCAPE)
 48 (LANDSCAPE)
 49 (LANDSCAPE)
 50 (LANDSCAPE)

SCALE:
 1" = 20'-0"

AREA: 1.791 ACRES (N) 78,055 SQ. FT. (N)

DATE: 04-01-05

CHECKED: 05401000

REVISION:

PROJECT:

CLIENT:

ADDRESS:

CITY:

STATE:

COUNTY:

ZIP:

PHONE:

FAX:

EMAIL:

WEBSITE:

ADDRESS:

CITY:

STATE:

COUNTY:

ZIP:

PHONE:

FAX:

EMAIL:

WEBSITE:

ADDRESS:

CITY:

STATE:

COUNTY:

ZIP:

ALMA SCHOOL & OCOTILLO RESTAURANT / RETAIL

CANDLER, ARIZONA

architecture plus, ltd.

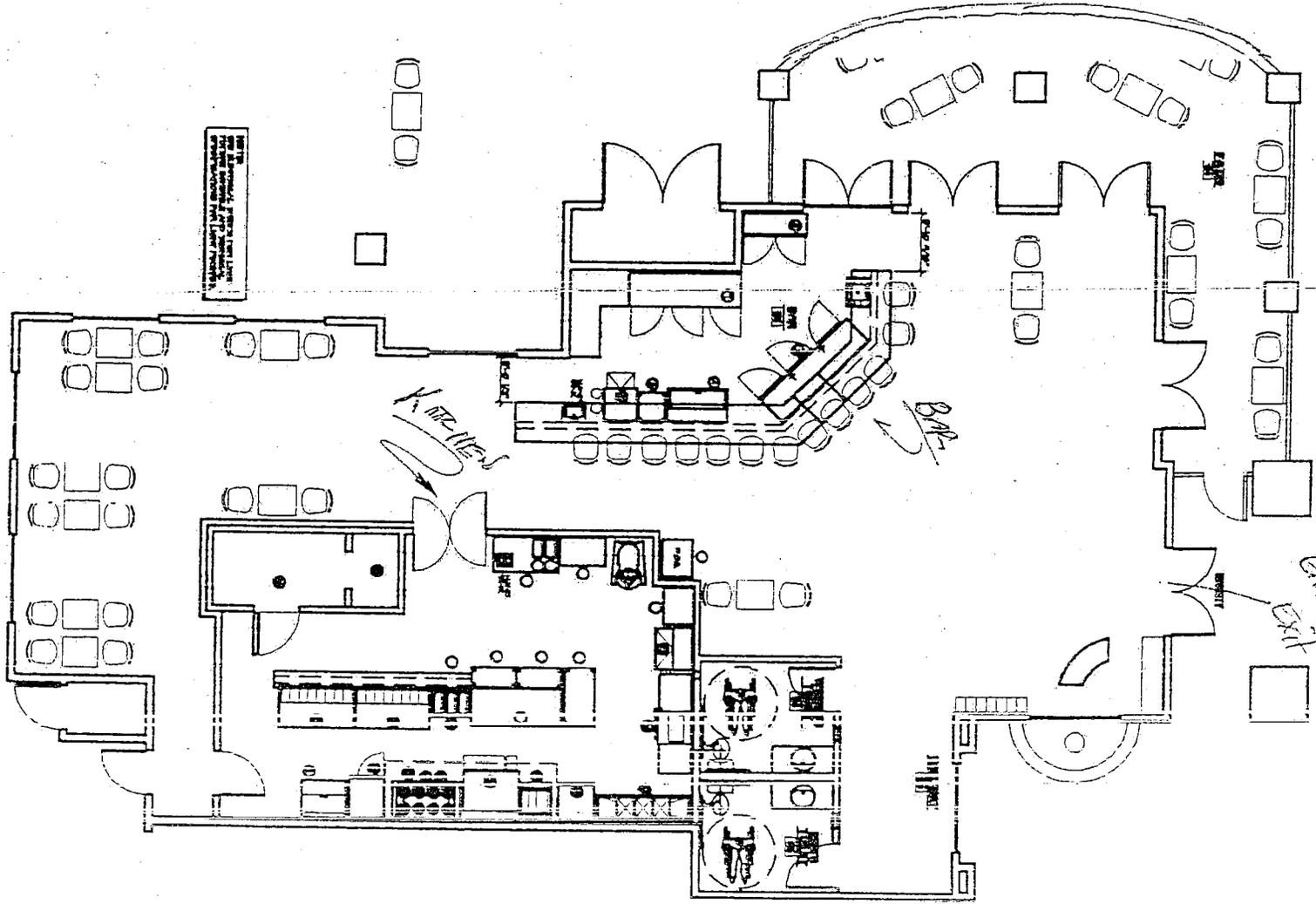
9002 north central avenue phoenix, az 85020 602-944-7500

drawn by: K.P.
 date: 04-01-05
 checked: 05401000
 job no: 05401000
 revised:

1" = 20'-0"

AREA: 1.791 ACRES (N) 78,055 SQ. FT. (N)

ENCLOSURES
D.M. 10



NOTE: THIS FLOOR PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE ACTUAL LAYOUT OF THE BUILDING.

2,800
sq. ft.

N
→

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Planning & Development
215 E. Buffalo Street
Chandler, Arizona 85225

June 8, 2006

To Whom It May Concern:

We would like to request a series 12 use permit / liquor license for our Arizona business located at 3990 South Alma School Road, Chandler, AZ 85248.

D' Vine Wine & Bar is a high end wine bar who will employ 36 local residents and contribute tax revenues to the City of Chandler.

Hours of operation being limited to Monday through Thursday 11am to 10pm, Friday and Saturday 11am to 10:30pm and Sunday 4pm to 10pm

D' Vine Wine & Bar currently holds another license in Mesa.

Please contact us with any questions you may have.

Respectfully Submitted,

Randy D. Nations
Agent