

#660
JUN 14 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-135

DATE: JUNE 7, 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: UP07-0030 THE OLIVE GARDEN

Request: Use Permit approval for a Series 12 (Restaurant) liquor license

Location: 2930 E. Germann Road
Crossroads Towne Center

Applicant: Stephen Anderson, Gammage & Burnham

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 along Gilbert Road, within the Crossroads Towne Center. Within the vicinity of the subject site there is a T.G.I. Friday's to the north, Gilbert Road to the east, a vacant pad and Harkin's Theater to the south, and parking to the west.

The Crossroads Towne Center received Council approval in 2003. As part of the requirements for the shopping center, all independent tenants are required to receive Administrative approval for building architecture. The Olive Garden has received the Administrative approval, and is requesting their Use Permit in order to serve alcohol as a part of their restaurant.

The restaurant is approximately 7,441 square feet. The main dining area is approximately 2,723 square feet and will provide seating for 196 patrons, with the family dining room being approximately 183 square feet and will provide seating for 10. The bar area is approximately 626 square feet and will provide seating for approximately 41 patrons. The food preparation area is approximately 1,909 square feet. No outdoor dining area is being proposed.

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 (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday May 21, 2007 at the Downtown Community Center. No neighbors were in attendance.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve: _____ In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

RECOMMENDED ACTION

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

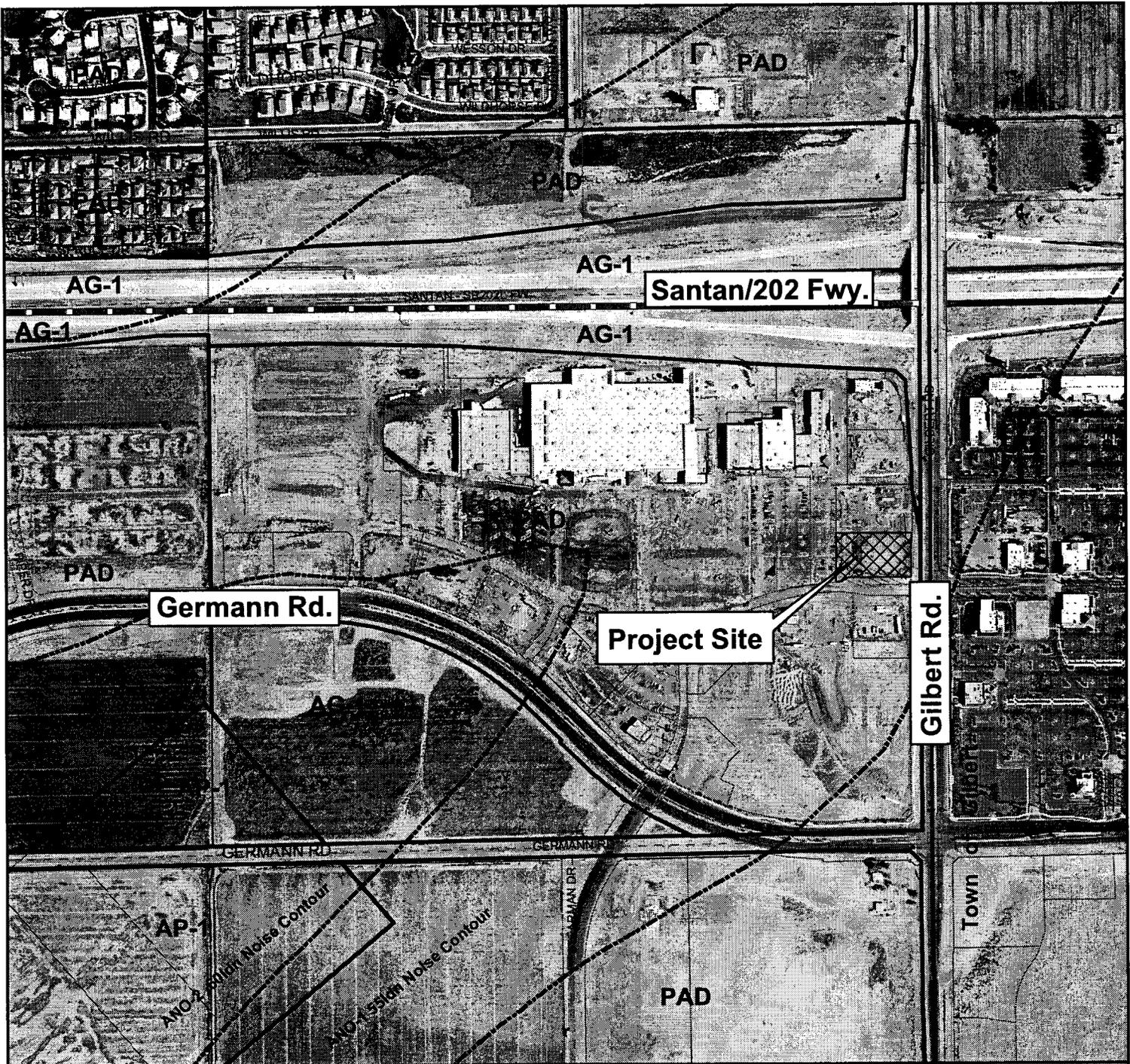
1. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application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

PROPOSED MOTION

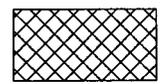
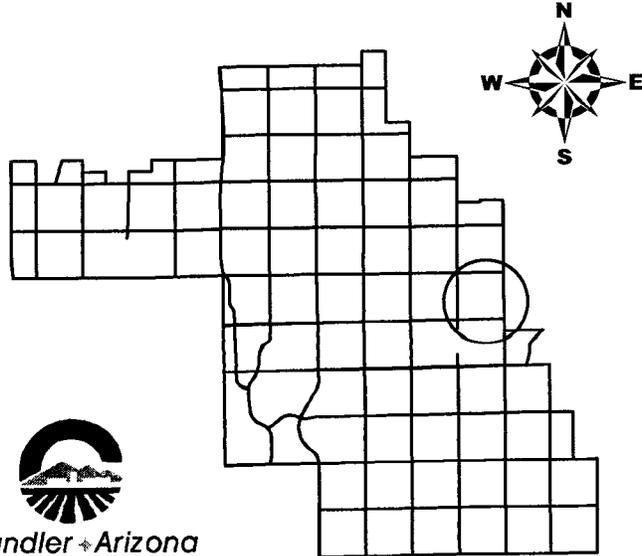
Move to approve UP07-0030 THE OLIVE GARDEN, Use Permit for a liquor license, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan



Vicinity Map



UP07-0030

The Olive Garden



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CITY OF CHANDLER 4/9/2007

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC)

CHANDLER, ARIZONA
 STORE

GMRI, Inc. d/b/a
 THE OLIVE GARDEN
 5800 LAKE ELEGANCE DR.
 ORLANDO, FL 32808

Job No. 20029
 Date: 11-15-11
 Rev:

SITE PLAN FOR LIQUOR
 CONDITIONAL USE PERMIT

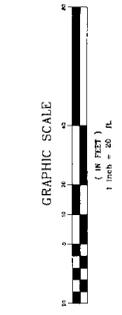
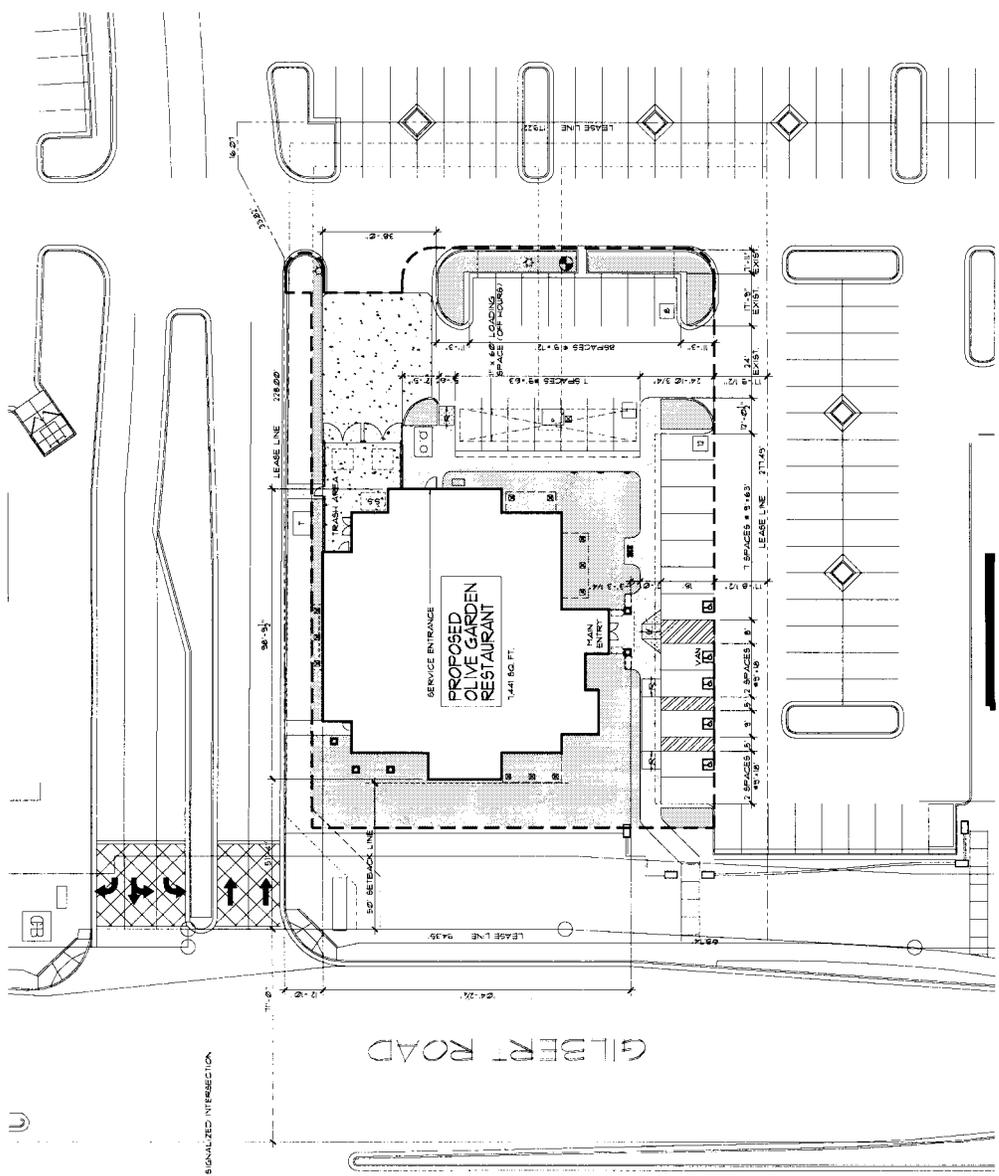
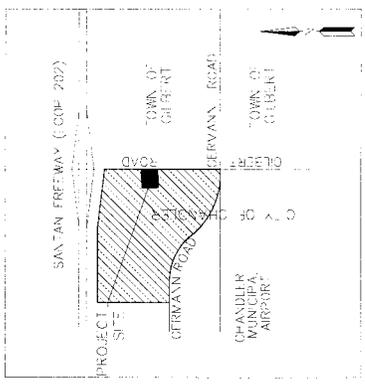
Sheet No. P-18
 1 of 1

PROJECT SITE DATA:
 OVERSIZ AREA: 407'-4" BF
 NET AREA: 37'-833" BF
 BUILDING FLOOR AREA: 7,441' BF

PARKING CALCULATIONS:
PARKING REQUIREZ:
 STANDARD SPACES REQUIRED: 144
 HANDICAP SPACES REQUIRED: 5
 TOTAL REQUIRED: 149
PARKING PROVIDED:
 3'-0" x 10'-0" STALLS: 144
 5'-0" x 8'-0" HANDICAP STALLS: 5
 TOTAL PARKING: 149 (103-RECIPROCAL)

LEGEND:
 [Symbol] NEW LANDSCAPE AREA
 [Symbol] NEW CONCRETE WALK AREA
 [Symbol] EXISTING 6" CONCRETE CURB
 [Symbol] NEW 6" CONCRETE CURB

VICINITY MAP:



SITE PLAN FOR LIQUOR CONDITIONAL USE PERMIT
 SCALE: 1" = 20'-0"

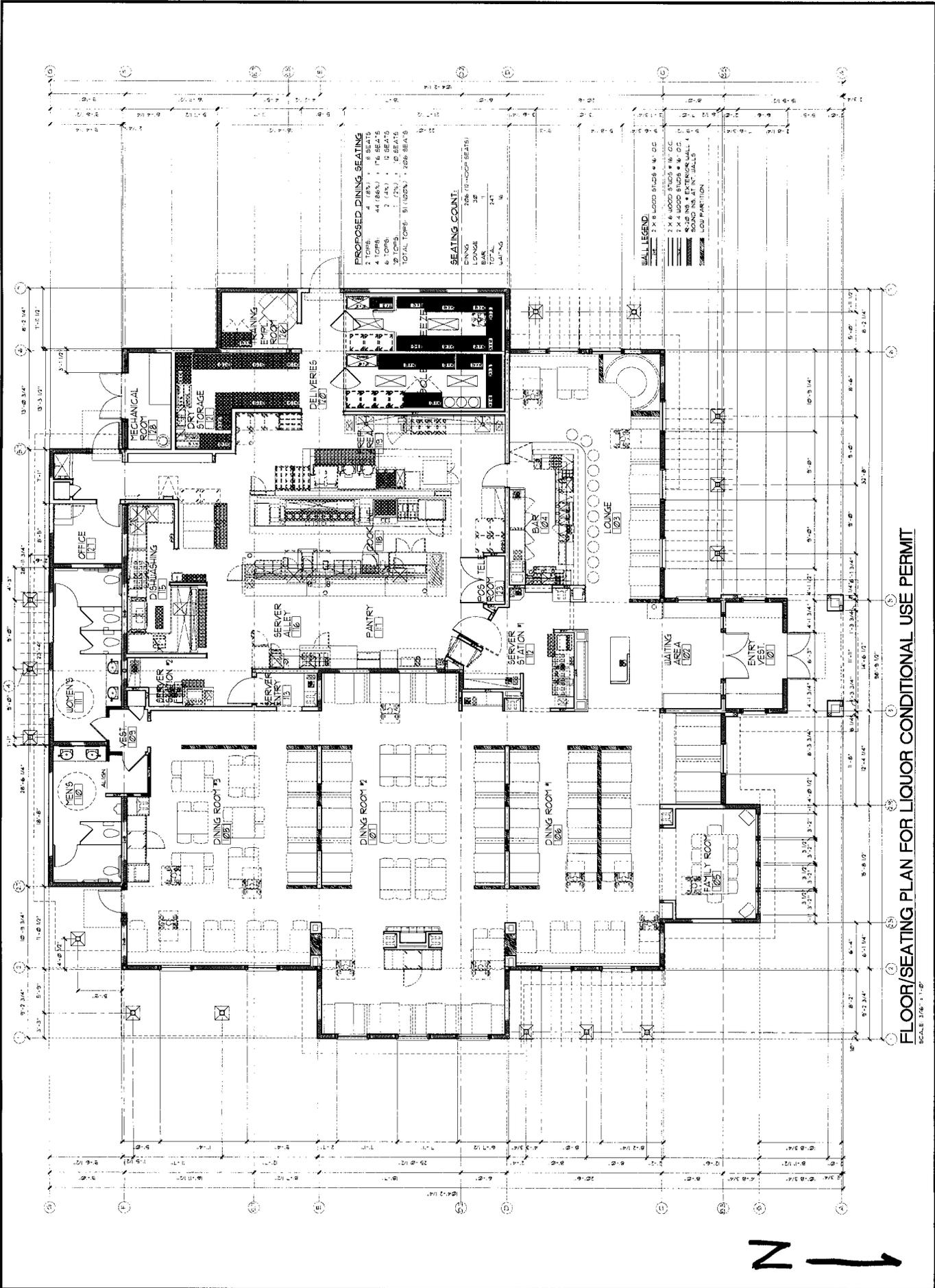
THIS PLAN IS THE PROPERTY OF ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL GROUP, INC.



GMRI, Inc. d/b/a
 OLIVE GARDEN
 15000 N. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75244
 TEL: 972.343.1111
 FAX: 972.343.1112
 WWW.CRH0.COM

Job No. 20-015
 Date: 11/11/11
 Rev:

FOR SEATING PLAN FOR OLIVE GARDEN USE PERMIT
 Sheet No. 1508
 2 of 1



PROPOSED DINING SEATING

2 TOPS	4 (88")	8 SEATS
4 TOPS	44 (88")	176 SEATS
2 TOPS	2 (70")	14 SEATS
2 TOPS	2 (70")	14 SEATS
TOTAL TOPS	8 (102%)	126 SEATS

SEATING COUNT:

DINING	126 (100% SEATS)
BAR	38
TOTAL	164
WAITING	16

WALL LEGEND:

---	2" X 8 WOOD SLIPS @ 4" O.C.
---	3" X 6 WOOD SLIPS @ 4" O.C.
---	2" X 4 WOOD SLIPS @ 4" O.C.
---	2" X 6 INS. X EXTENSION WALL
---	CONCRETE W/ REINFORCING
---	CONCRETE W/ REINFORCING

FLOOR/SEATING PLAN FOR LIQUOR CONDITIONAL USE PERMIT
 SCALE: 3/8" = 1'-0"

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