



Chandler • Arizona
Where Values Make The Difference

#36

JUL 26 2007

MEMORANDUM

Planning & Development - CC Memo No. 07-173

DATE: JULY 19, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
for DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR JKT
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR J

FROM: BOB WEWORSKI, PLANNING MANAGER BW

SUBJECT: UP07-0048 INSPIRADOR LLC.

Request: Use Permit approval for a Series 7 (beer and wine) liquor license

Location: 63 E. Boston Street (east of the southeast corner of Arizona Avenue and Boston Street)

Applicant: Dilia Wood, Inspirador, LLC.

RECOMMENDATION

The request is for a Use Permit to sell beer and wine only by individual portions for on-premise consumption (Series 7 license) within a new facility. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The property is located at the former Daymart retail building within Chandler's Historic Downtown. The existing one-story building is approximately 12,000 square feet in size. Adjacent to the site to the west along Boston Street is the Blue Peacock and Brunchies restaurant. To the north is AJ Chandler Park and the First Credit Union building and parking garage. To the south and east is Serrano's restaurant parking and the planned Serrano's building.

A complete renovation is being done on the building's exterior and interior spaces with construction completion anticipated by September 2007. Inspirador plans to use the building for private functions such as weddings, corporate events, art exhibits, and charity fundraisers. The 12,000 sq. ft. space will include a reception and ceremony space for up to 250 guests, art gallery, an outdoor courtyard with fireplace, second level garden terrace, reception room, private retreats for the bride and groom, and a kitchen for caterers.

Inspirador intends to provide beer and wine for private events, signature events, gallery exhibits, and on-going event functions. All alcohol will be stored in a concealed and locked storage area and/or catering prep kitchen (highlighted on the attached floor plan). Live entertainment and music is planned for many of the social events.

To mitigate any potential parking impacts in the downtown area, the applicant has secured a parking agreement with First Credit Union to allow Inspirador and its customers use of the parking garage at 100 E. Boston Street, located to the northeast of the subject site.

NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 3, 2007 with the applicant and a few neighboring business owners in attendance. There was no opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Abstain: 1 (Flanders)

RECOMMENDATION

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

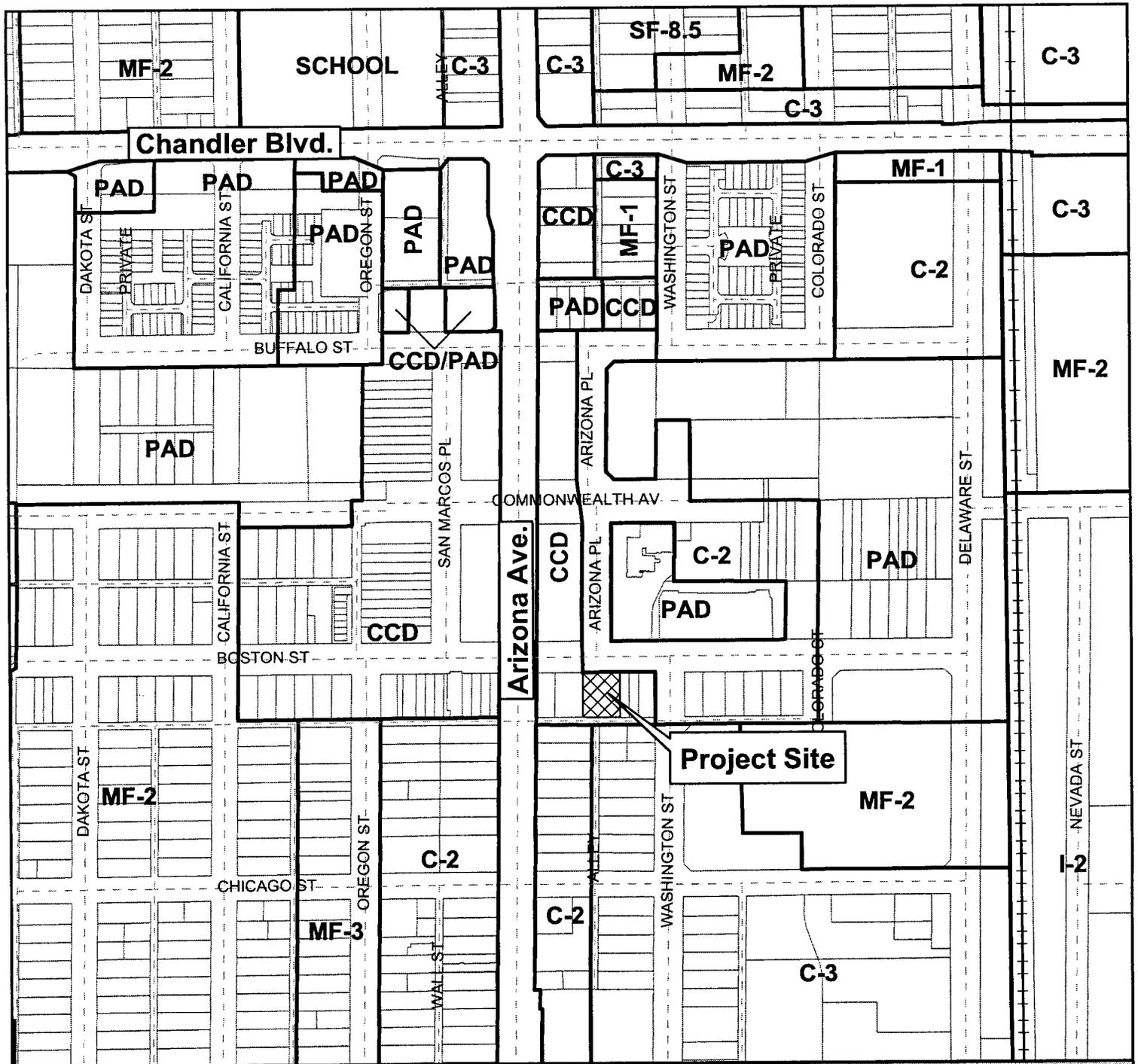
1. The Use Permit is granted for a Series 7 license only, and any change of license shall require reapplication and new Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The Use Permit is non-transferable to other locations.
4. No noise shall be emitted so that it exceeds the general level of noise emitted by uses outside the premises of the business.

PROPOSED MOTION

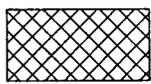
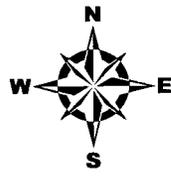
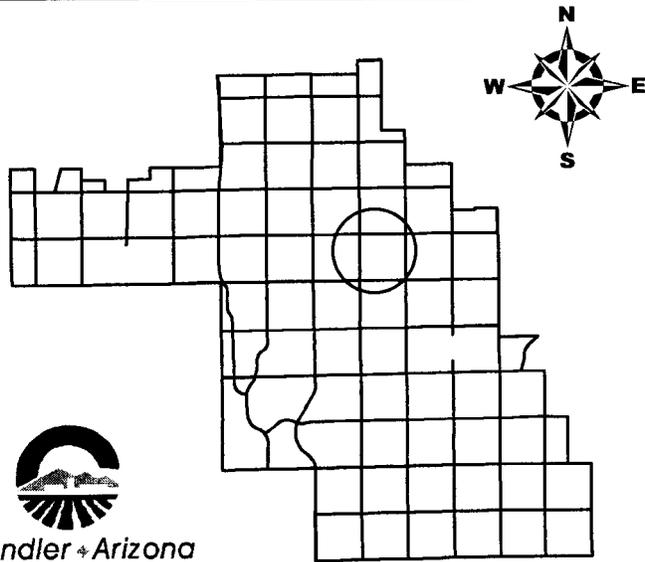
Move to approve UP07-0048 INSPIRADOR LLC. Use Permit, subject to conditions as recommended by Planning Commission and Staff.

Attachments:

1. Location Map
2. Applicant Narrative
3. Floor Plan



Vicinity Map



UP07-0048

Inspirador



INSPIRADOR

meetings of the mind, heart and soul

Liquor Use Permit

NARRATIVE

Submitted: May 25, 2007

Inspirador is currently under construction renovating the old Daymart building at 63 E. Boston Street. When construction is complete Inspirador will be a 12,000 square foot events facility for private functions such as weddings, corporate events, art exhibits, and charity fundraisers. Inspirador is also host to 2 retail storefronts including: a retail boutique of unique gifts and décor for brides and a contemporary art gallery featuring local, national and international artists.

Inspirador has recently won a state liquor license drawing and seeks to use the awarded Series 7 Liquor License for Beer and Wine Only. The license will be used to service beer and wine for private events, signature events, gallery exhibits and on-going event functions. Any alcohol will be stored in a concealed and locked storage area and/or catering prep kitchen highlighted on the floorplan. Inspirador is open 5-7 days per week with 1-3 employees.

As host to high-end events such as weddings, corporate functions, gallery exhibits and openings--live entertainment and music are key compliments to the Inspirador experience.

Enclosures:

- Site Plan
- Building Floor Plan
- Building Elevation
- Neighborhood Notice Labels

